

Hardwick Planning Commission
November 8, 2022
Zoom Meeting
Minutes

HPC Members Present: Jim Lewis; Joyce Mandeville; Shari Cornish; Ken Davis; Michael Haveson; and Dave Gross, Chair

Also Present: Kristen Leahy, Hardwick Zoning Administrator; Tracy Martin, Community Development Coordinator; and Bill Chidsey, Facilities Manager at Buffalo Mountain Market.

Absent: None

Chair Dave Gross opened the meeting at 6:30 pm. Ken Davis moved to approve the agenda as written. Joyce Mandeville seconded. All members were in favor. Ken Davis moved to approve the October 11, 2022 meeting minutes as written. Joyce Mandeville seconded. All members were in favor.

Updates from the Community Development Coordinator:

Tracy Martin, the Community Development Coordinator, provided an overview of a potential Municipal Planning Grant request. The Select Board and the Town Manager's office wish to pursue a Municipal Planning Grant (MPG) in the upcoming funding cycle. Currently, a MPG is being utilized to assist in the town's efforts to obtain a Downtown Designation for the Hardwick Village Center. The grant is administered by the Department of Housing and Community Development and may be received in consecutive years.

The MPG grant funding in this cycle would be dedicated to reviewing the feasibility of moving the Town Garage and associated facilities to the Carey Road location. The idea was initiated during a Select Board retreat. The Town Garage is deteriorating and inadequate for current needs. The Carey Road location is now owned by the Town of Hardwick and potentially provides a larger area for expansion. The Rescue Squad is conducting a parallel examination of the parcel for their needs as they are in a similar situation. The Rescue Squad building is deteriorating and inadequate for current needs. If both the Town Garage and the Rescue Squad building were moved to the Carey Road lot, the Creamery Road location could potentially be developed as a housing location (16 units are currently feasible under the Town zoning bylaws).

The MPG would fund a scoping study regarding the feasibility of moving and building the town garage on Carey Road. The study would look at geographic conditions, Act 250 preliminary questions and identify key locations on the Carey Road property.

Motion: To support the Municipal Planning Grant application for a scoping study on the feasibility of relocating the Town Garage to the Carey Road location.

Joyce Mandeville made the motion and Shari Cornish seconded. All members were in favor.

Other Grant Summary: Tracy has submitted the Bylaw Modernization Grant. A decision should be received by the end of 2022. The Select Board approved the participation in the Lamoille Valley Rail Trail grant program application which would fund a scoping study with a consortium of local towns through NVDA. This grant has been submitted and received a letter of support from the Planning Commission (as per the instructions to the ZA in October). The second Lamoille Valley Rail Trail Community grant, which would have focused on the design and construction of LVRT trail heads in Hardwick, was not endorsed by the Select Board. The

pedestrian bridge project has a balance of \$700,000 waiting for the project to begin. Surveys regarding the design are available on the Town website and on paper in the Town Manager's office. Bids will be requested in January.

Phase II:

Bill Chidsey, the Facilities Manager at the Buffalo Mountain Market, joined the meeting to discuss Mill Street access and parking. In particular, Bill was interested in any planning that had been accomplished regarding pedestrian walkways on Mill Street. The Planning Commission has reviewed pedestrian safety on Mill Street and noted the significant safety issues but has not created specific plans.

Buffalo Mountain Market would like to upgrade their current parking schematic and work with the town on access and pedestrian walkways.

The section between the former bank building and the Hays Service station has no sidewalk and ample pedestrian and vehicle traffic. The dynamics are shifting as the Buffalo Mountain Market has more traffic and the former Brochu garage will be converted in the near future. Currently, there is unlimited access from both parking lots onto Mill Street. The only restriction was created by the DRB conditional use decision from August 21, 2019. The condition prevents the parking area from having road access on the right side of the parking lot (where the large logs are currently located).

Mr. Chidsey expressed support of installing a new sidewalk on the Market's side of Mill Street. A parking lot plan is being created to support the request to remove the 2019 condition on the parking lot. Buffalo Mountain Market wishes to establish dual access points for vehicles and deliveries. Mr. Chidsey will return in December to discuss the plans with the HPC.

Dave noted that the new diagonal parking spots in front of the Hardwick Inn do not accommodate three pickup trucks. One spot is not long enough for a truck. Dave observed a truck which was in the travel lane when it was parked in the parking spot on the right.

Local Motion is currently studying the connection of the LVRT to the downtown. A site visit was conducted on November 2, 2022. The Local Motion representatives took measurements and noted that there was enough room for 3 parallel parking spaces in front of the Hardwick Inn. Ken Davis suggested that the third location be reserved for compact vehicles.

During the site visit, there was conversation about the concept of placing a sidewalk in front of Mike Brochu's garage. Dave Gross suggested that a downtown loading space could be located in the newly created fog lane next to a sidewalk.

Joyce Mandeville requested a field trip to review the Mill Street and Main Street locations with the completion of the pavement project. Monday, November 14, at 2:45, the HPC will meet at the public parking lot across from the Buffalo Mountain Market.

Motion: N/A

Updates from Commission Members or the Zoning Administrator:

N/A

Motion: Ken Davis made the motion to conclude the hearing at 7:45 pm. Jim Lewis seconded the motion. All members were in favor.

The meeting ended at 7:45 pm.

The next HPC meeting will be at 6:30 pm on December 13, 2022 by Zoom.

~ Respectfully submitted, Kristen Leahy, ZA