

Hardwick Planning Commission  
June 13, 2023  
3<sup>rd</sup> Floor, Memorial Building, Hardwick  
Minutes

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

Also Present: Kristen Leahy, Hardwick Zoning Administrator; Heather Carrington, CCDS, LLC Consultant; Kole, community member; Bud Stevens, community member; Larry Fliegelman, community member; and Margaret DeRivera, community member.

Absent: None

Chair Dave Gross opened the meeting at 6:31 pm. Ken Davis moved to approve the agenda as written. Shari Cornish seconded. All members were in favor. Shari Cornish moved to approve the May 9, 2023 meeting minutes as written. Ken Davis seconded. All members were in favor.

**Updates from the Community Development Coordinator – Tracy Martin:**

*Better Connections*

Tracy and David Upson will be meeting with the State on Friday (June 16, 2023) to review the RFP process for the Better Connections grant which will be used to create a Village Plan for East Hardwick. The timeline had to be extended to due to a delay at the State level. They hope to have a consultant hired by late summer/early fall.

*Homes for All – Infill Design Case Study*

The State of Vermont is seeking 5 pilot communities to help with a case study that will become the foundation for a tool box for smaller developers and towns. The program will have a component that is focused on the Missing Middle housing. No money is required to participate and the application process is streamlined. The town would be required to host a public meeting in October of 2023. A demonstration of support from the Planning Commission would significantly strengthen the application.

***Motion: To recommend to the Hardwick Select Board that the Town of Hardwick should apply to be a pilot community for the Homes for All – Infill Design Case Study.***

Shari Cornish made the motion. Jim Lewis provided the second. All members were in favor.

The Zoning Administrator will convey the recommendation to the Town Manager.

**Updates from the Bylaw Modernization Consultant – Heather Carrington**

Heather Carrington proposed a revised 6-Month Work Plan to the Hardwick Planning Commission. The new plan has moved the public meetings to the fall months. Each month continues to have action items and goals/outcomes.

***Motion: To adopt the amended 6-month work plan from Heather Carrington; CCDS, LLC Consultant.***

Jim Lewis made the motion. Shari Cornish provided the second. All members were in favor.

At future meetings, the bylaw change recommendations will be presented in a spreadsheet format with three levels of possible changes. Each change has four levels – easy, intermediate, difficult, and none. Since this is a change in the presentation method, July’s spreadsheet will have three districts (CB, HMU, and VN) to bring the Planning Commission into alignment.

The zoning district which was discussed at the June 13, 2023 meeting was the Highway Mixed Use district.

Highway Mixed Use Recommendations:

- Minimum lot size doesn’t match the current sizes on Wolcott Street/Mill Street. The easiest fix would be to extend the Central Business district. However, many of the non-conforming lots on Wolcott Street are residential and the Central Business district currently lists Single Family Dwellings as Conditional Uses.
- The current density cap is 1 unit per 5000 square feet. A new statute requires 4 units per 1 Single Family Dwelling site if there is Town Water and Sewer. The density cap should be updated. **Heather will look at the available data and at the statute and provide choices.**
- The current zoning bylaws have specific rules regarding 2<sup>nd</sup> buildings. **Heather will provide choices.**
- Parking – currently there are 3 standards for parking requirements in housing situations. 2 spaces are required for a Single Family Dwelling or a Two Family Dwelling; 1.5 spaces are required for a Multi-Family Dwelling; and 1 space is required for an Accessory Dwelling Unit. The parking requirements should be altered to have a standard size for all housing situations. **Heather will provide choices.**
- Allowable uses are limited. Review the Conditional Uses – Housing might align better with Permitted/Allowable uses in this district. **Heather will provide choices.**
- Street standards – complete streets standards are not appropriate in the Highway Mixed Use zoning district due to the location on State highways. However, transportation connections should be provided where possible.

**Motion: None**

**Phase II:**

The speed limit on East Church/Hardwick Street in East Hardwick should be reviewed as it quickly changes within the area of LVRT crossing. A crosswalk from the mural parking lot to the Buffalo Mountain Market parking lot has not been re-painted by the State of Vermont. The fence next to the Village Diner may need to be extended to further discourage pedestrians from crossing through the intersection.

**Updates from Commission Members or the Zoning Administrator:**

Joyce Mandeville reported that there has been an increase in truck traffic on School Street in East Hardwick. The HPC will recommend that Better Connections review this issue in the Village Plan.

**Motion: To conclude the Hardwick Planning Commission Meeting.**

Ken Davis made the motion and Jim Lewis seconded. All members were in favor.

The meeting ended at 8:05 pm.

The next HPC meeting will be at 6:30 pm on July 11, 2023 on the 3<sup>rd</sup> Floor of the Memorial Building.

~ Respectfully submitted, Kristen Leahy, ZA