

Hardwick Planning Commission  
January 9, 2024  
Via Zoom  
(In-person cancelled due to inclement weather)  
Minutes

HPC Members Present: Joyce Mandeville; Shari Cornish; Larry Fliegelman; Michael Haveson; Ken Davis; Bud Stevens (1<sup>st</sup> Alternate), Kole (2<sup>nd</sup> Alternate) and Dave Gross, Chair

Also Present: Kristen Leahy, Hardwick Zoning Administrator

Absent: Jim Lewis (Bud Stevens assumes his vote for this meeting).

Chair Dave Gross opened the meeting at 6:34 pm. Ken Davis moved to approve the agenda as written. Shari Cornish seconded. All members were in favor. Shari Cornish moved to approve the October 10, 2023 meeting minutes as written. Ken Davis seconded. All members were in favor. Shari Cornish moved to approve the December 12, 2023 meeting minutes as written. Larry Fliegelman seconded. All members were in favor.

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

Dave Gross provided the update from the Community Development Coordinator

**Updates from the Bylaw Modernization Consultant – Heather Carrington was not scheduled to attend this meeting.**

In September, the Zoning Administrator proposed adding the following two permitted uses to the Industrial zoning district:

1. Accessory Structure less than or equal to 500 sq. ft. (to a Conditional Use).
2. Addition to an existing Conditional Use that is less than or equal to 500 square feet.

At the time, the Planning Commission provided general support for the proposal. The Development Review Board supported the change at their October hearing.

**A motion will need to be made at the February 2024 Meeting.**

**The Planning Commission will need to revisit the question of the Central Business lot sizes at a future meeting.**

**Phases I and II:**

The original list of recommendations from 2020 was reviewed. Dave proposed revisiting the list so that an updated reminder could be sent to the Select Board. Dave provided a review and an update for the Planning Commission. Out of 17 initial recommendations, 5-6 have not yet been accomplished.

1. Repainting the crosswalks in a high visibility color
2. Install a speed sign before the village (prior to the Glenside intersection).
3. Install signage to direct cars to alternate parking.
4. Educate younger riders about sidewalk and crosswalk safety (outside the Select board jurisdiction)
5. Install a crosswalk near the bridge on Main Street (north or south?)
6. Stop, wait, and wave signs.

After discussion, the Planning Commission elected to update the original list of recommendations to reflect the tasks that have not been completed. This list will be provided to the Town Manager.

**Short Term Rentals:**

The motion was made to table the conversation and revisit the topic at another meeting.

***Motion: To table the discussion on Short Term Rentals until another meeting.***

Ken Davis made the motion and Joyce Mandeville seconded. All members were in favor.

**Flood Hazard Area Overlay Bylaw Update:**

An extensive update of the current Flood Hazard Area Overlay zoning bylaws was provided to the HPC for their consideration. The update merges the lessons from the July 2023 flooding with the language provided by the State of Vermont's model floodplain bylaw. The draft version is ready for review by the State of Vermont

***Motion: To forward the draft version of the Flood Hazard Area Overlay zoning bylaw update to the State of Vermont Floodplain Manager for review and recommendations.***

Shari Cornish made the motion and Larry Fliegelman seconded. All members were in favor.

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

Shari Cornish reported that the Vermont Huts Association is interested in possibly developing a 12 unit hostel in downtown Hardwick. The organization is reviewing possible locations.

***Motion: None***

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

Joyce Mandeville made the motion and Ken Davis seconded. All members were in favor.

The meeting ended at 7:15 pm.

The next HPC meeting will be at 6:30 pm on February 13th on the 3<sup>rd</sup> Floor of the Memorial Building and via Zoom.

~ Respectfully submitted, Kristen Leahy, ZA