

Hardwick Municipal Plan (2019 → Update Guide for Planning Commission)

Chapter	Goal(s)	Policies	Actions / Recommendations	Update Priorities (2025–27)
1. Land Use & Development	Maintain village-centered development, rural working lands outside.	<ul style="list-style-type: none"> • Encourage clustering. • Flood Hazard District protections. • Higher density near centers. • Mixed-use encouraged. • Fit scale/context. • Discourage costly service extensions. 	<ul style="list-style-type: none"> • Maintain character when subdividing/building. 	High – Update to reflect: <ul style="list-style-type: none"> • New East Hardwick Village Center zoning district. • River Corridor Overlay adoption.
2. Historic, Scenic & Archeological Resources	Identify, protect, and preserve historic, scenic, archaeological features.	<ul style="list-style-type: none"> • Development in historic districts must fit. • Towers/large structures carefully sited. • Protect views and vegetation. 	<ul style="list-style-type: none"> • Support Historical Society. • Maintain Village Center Designations. • Explore tax stabilization for façades. • Budget for historic structures. 	High – Add: <ul style="list-style-type: none"> • Granite Street Historic District Flood Resilience Project. • CLG (Certified Local Government) process exploration. Designated Downtown/Tier 1A and the Steps.
3. Housing	Provide safe, affordable, diverse housing.	<ul style="list-style-type: none"> • Multifamily in villages. • Affordable housing = efficient design, close to jobs. • Support aging in place. 	<i>(No specific actions in 2019).</i>	High – Update with: <ul style="list-style-type: none"> • 2025 Bylaw housing reforms. • Senior housing & special needs gaps. • Flood-safe housing standards.
4. Economic Development	Resilient economy based on ag, small business, and light industry.	<ul style="list-style-type: none"> • Sustainable extraction. • Support recreation/tourism. • Allow small home enterprises. • Encourage value-added industries. 	<ul style="list-style-type: none"> • Investigate Downtown Designation. • Funding for new industrial park. • Identify ag/value- 	High – Reflect: <ul style="list-style-type: none"> • Yellow Barn Business Accelerator. • Downtown & East Hardwick Village Center Designations.

		<ul style="list-style-type: none"> • Promote “buy local.” 	<p>added expansion sites.</p> <ul style="list-style-type: none"> • Improve downtown & East Hardwick village centers. 	<p>Better Connections</p> <ul style="list-style-type: none"> • Flood-related economic recovery.
5. Land Resources	Protect farmland, forest, sand/gravel.	<ul style="list-style-type: none"> • Extraction allowed w/ protections. • No building on >25% slopes. • Avoid fragmentation. • Minimize loss of ag soils. 	<ul style="list-style-type: none"> • Support conservation easements & development rights. 	<p>Medium – Add Act 171 forest block/connectivity updates and resilience linkages. Integrate Act 181 Integrate Natural Resources Inventory</p>
6. Natural Areas & Wildlife	Maintain wildlife diversity and abundance.	<ul style="list-style-type: none"> • Protect critical habitat. • Avoid fragmenting core areas. • Protect rare species with buffers. 	<ul style="list-style-type: none"> • Commission support for landowners. • Conduct Natural Resources Inventory. 	<p>Medium – Update with Biofinder 2025 data and climate adaptation priorities. And Natural Resources Inventory</p>
7. Water Resources	Preserve/improve surface & groundwater.	<ul style="list-style-type: none"> • Buffers: 50’ Class 2 wetlands, 25’ Class 3. • Erosion control required. • Impervious surfaces <10%. 	<ul style="list-style-type: none"> • Education on invasives. • Wetland inventory. • Study Renaud Rd. Source Protection. 	<p>High – Reflect:</p> <ul style="list-style-type: none"> • PFAS & groundwater issues. • Updated stormwater regulations. • Drought/water shortage planning.
8. Flood Resilience	Build a flood-resilient community.	<ul style="list-style-type: none"> • Avoid development in hazard/river corridors. • Protect floodplains & upland forests. • Promote preparedness. 	<ul style="list-style-type: none"> • Update LEOP & HMP. • Meet VTrans standards. • Update culvert/bridge inventory. • Replace undersized culverts. • Relocate/fireproof Fire Station & HED garage. 	<p>Critical – Must include:</p> <ul style="list-style-type: none"> • 2023–2024 flood damage, FEMA buyouts, NRCS EWP projects. • Act 121 Flood Safety Act requirements. • Fire Station relocation feasibility.
9. Public & Private Facilities & Services	Maintain essential services.	<ul style="list-style-type: none"> • Continue water/sewer upgrades. 	<ul style="list-style-type: none"> • Maintain and invest in facilities/services. 	<p>High – Update with:</p> <ul style="list-style-type: none"> • Fire Station

		<ul style="list-style-type: none"> • Support hydrants & mutual aid. • ERAF & hazard mitigation compliance. 		<p>relocation project. w/Garage & Rescue Squad</p> <ul style="list-style-type: none"> • Wastewater Treatment Facility vulnerabilities. • Neighbor to Neighbor Supply Center & volunteer system & NEKO/Civic Standard MOUs. <p>And Jeudevine Library</p>
10. Education	Ensure quality education for all ages.	<ul style="list-style-type: none"> • Support OSSU/Hazen Union. • Encourage adult/technical education. 	<ul style="list-style-type: none"> • Monitor governance/facilities. 	<p>Low–Medium – Minor updates; include OSSU role in resilience education. May grow depending on State Movement of young ones to Greensboro</p>
11. Transportation	Provide safe, efficient, multi-modal system.	<ul style="list-style-type: none"> • Maintain highways. • Support transit, rail, walking/biking. 	<ul style="list-style-type: none"> • Coordinate with VTrans. 	<p>Medium – Add:</p> <ul style="list-style-type: none"> • LVRT connections. • Pedestrian safety in East Hardwick and downtown.
12. Energy	Encourage efficiency & renewable energy.	<ul style="list-style-type: none"> • Promote renewable siting, efficiency in heating/electricity/transport. 	<ul style="list-style-type: none"> • Support weatherization, EV infrastructure, work with RPC. 	<p>High – Update for:</p> <ul style="list-style-type: none"> • Act 250 energy standards. • Renewable siting conflicts. • Climate resilience co-benefits.
13. Regional Compatibility	Align with regional and state planning goals.	<ul style="list-style-type: none"> • Demonstrate consistency. 	<ul style="list-style-type: none"> • Engage with NVDA during review. 	
14. Appendix A – Implementation Tools	Tools for implementing plan.	<ul style="list-style-type: none"> • Zoning, subdivision, capital budget, conservation. 	<ul style="list-style-type: none"> • Apply state/federal programs. 	<p>Medium – Update with new state programs: CRDMF, Act 181 Tier 1A/1B</p>

