



Town of Hardwick
Office of the Zoning Administrator
P.O. Box 523
Hardwick, Vermont 05843
phone: (802) 472-1686 •
e-mail: zoning.administrator@hardwickvt.gov •

November 10, 2025

East Hardwick Property Owners

Re: Proposed Zoning District Changes for East Hardwick in the Village Center area

Dear East Hardwick Property Owner,

Over the past year, the Hardwick Planning Commission continued its work to update the Hardwick Unified Development Bylaws (Zoning Bylaws). This phase follows the 2024 updates required for compliance with the State's HOME Act. The Planning Commission incorporated feedback from the December 2024 listening session held specifically with East Hardwick residents and property owners.

During that session, community members shared questions, concerns, and ideas regarding the potential creation of a Village Center Zoning District for East Hardwick. Since that time, the Planning Commission has reviewed all comments, refined district boundaries, clarified permitted uses, and made additional adjustments to reflect the historic, walkable nature of the village and preferences shared by residents.

The purpose of the proposed Village Center District is to support East Hardwick's historic village character, encourage small-scale residential growth and modest commercial activity, and preserve the traditional walkable pattern of buildings and uses. The district language has been designed to reflect the scale, form, and community values expressed during public input.

Please note that these changes do not require any alterations to existing homes, properties, or uses. Current uses and structures may continue as they are today.

A public hearing on the proposed Hardwick Unified Development Bylaw updates, including the proposed zoning district changes in East Hardwick, will be held on Tuesday, December 9, 2025 at 6:30 PM. This session will occur on the third floor of the Memorial Building and on Zoom. (Zoom meeting details available at www.hardwickvt.gov)

Copies of the proposed zoning map and the Village Center District standards are enclosed for your review.

(please turn this page over)

Town Manager's Office
Town Clerk's Office

Town Highway Department

David Upson, Jr.
Tonia Chase
Tom Fadden

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(continued)

We encourage you to attend the hearing to offer additional comments or ask questions. Written comments may also be submitted to zoning.administrator@hardwickvt.gov.

Thank you to everyone who participated in last year's listening session and contributed to this work. Your input meaningfully shaped the final proposal, and we look forward to continuing the conversation at the public hearing.

Please do not hesitate to contact me if you have any questions or concerns.

Best Wishes,

Kristen Leahy
Zoning and Floodplain Administrator
Enc.