

Hardwick Planning Commission  
January 13, 2026  
Hybrid – In-Person and Zoom options - Minutes

HPC Members Present: Dave Gross, Chair; Larry Fliegelman; Jim Lewis; and Ken Davis

HPC Members Absent: Kole; Bud Stevens; Michael Haveson; and Gillian D’Acierno

Also Present: Kristen Leahy, Hardwick Zoning Administrator and Tracy Martin, Community Development Coordinator

Chair Dave Gross opened the meeting at 6:32 pm. Ken Davis moved to approve the agenda. Jim Lewis seconded. All members were in favor. Larry Fliegelman moved to approve the draft November 11, 2025 minutes as written. Jim Lewis seconded. All members were in favor. Larry Fliegelman moved to approve the draft December 9, 2025 public hearing minutes as written. Ken Davis seconded. All members were in favor.

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

*Transportation Alternatives* – The Final Concepts Presentation for the Mill Street and Main Street Scoping Study was held on January 7 at 5:30 pm. Over 80 people participated in the information gathering at the first two meetings and through separate communication (emails and a letter from the Sumner Street neighborhood). This proposal was presented as a phased approach that will consider funding sources and reasonable time frames for town staff. The Final Concept is scheduled to be presented to the Select Board at their January 22, 2026 meeting.

*Pedestrian Bridge* - demolition of the existing bridge will start after January 16, 2026. The town will convey additional information next week.

Essential Services Complex – Next Wednesday, January 21, at 6 p.m., there will be a presentation in the Parker Ladd Community room by VIA consultants regarding a proposal to house the Fire Dept., Town Garage, and Hardwick Rescue in one building to be constructed on Creamery Road. The presentation will be filmed by HCTV and available on their website.

**New Zoning Bylaw Changes:**

The final public hearing for the Zoning Bylaw update occurred on December 9, 2025 at 6:30 pm on the 3<sup>rd</sup> floor of the Memorial Building. HCTV filmed the hearing. After discussion, Larry Fliegelman made the following motion.

***Motion: To forward the draft version of the amended and updated Hardwick Unified Development Bylaws to the Hardwick Select Board for their review, consideration and continuation of the amendment process.***

Jim Lewis seconded the motion. All members were in favor. Kristen Leahy will transfer the draft to the Select Board with additional information on the proposals.

**2027 Municipal Plan Update:**

A community survey was reviewed. The final product is nearly ready. The survey will be available electronically and on paper. The visual (From River to Ridge) will be included to start the association for the multi-year project. The survey will be open from now (as soon as finalized) until June 5, 2026. An outreach plan was tentatively developed:

Location	Timing	HPC member?	Notes:
Town Meeting	Early March	No	With a Town House location this year, a table is not feasible. ZA will float with copies
Spring Fest	Memorial Day weekend	Yes, please!	Table?
Convenience Stores	Once the temps are warmer	Yes, please!	We have 4 locations to use.
Hazen Basketball games	Winter months	Yes, please!	Not certain how this works.
Library	Unknown	N/A	
Public Works Department	Winter	N/A	
Fire Department/Fire Auxiliary	Winter	N/A	
Civic Standard?	Winter	Yes, please!	
High School classes	Winter	N/A	
Rural Edge	Winter	N/A	Email request
Front Seat Coffee	Winter	Maybe?	
Downtown Partnership?	Winter	Yes, please!	Email and visits
Buffalo Mountain Coop	Winter	N/A	Email request – possible table outside in warmer weather
Senior Center	Winter/Spring	Yes, please!	
American Legion	Spring	Yes, please!	
East Hardwick N.O.	Winter/Spring	Dave Gross	Email. Other ideas?
Granite Street Neighbors	Winter	N/A	Facebook

Kiwanis	Winter	N/A	Audrey Grant
Village Restaurant	Winter	N/A	Lynn
Meals on Wheels?			
Other?			

There is a file on the Planning Commission page that has the Municipal Plan and all associated documents, including the community survey and each chapter as a separate entity. The file will be in the Agendas and Minutes for the HPC. [Planning Commission \(HPC\) – Hardwick, Vermont](#)

The Action Steps were reviewed by the attending members. The following aspects were noted:

**Historic, Scenic, and Archeological Resources**

Topic Area	Action Step	HPC
Historic, Scenic, and Archeological Resources	Hardwick should continue to support the endeavors of the Hardwick Historical Society.	Keep
Historic, Scenic, and Archeological Resources	The Select Board should continue to support the Village Center Designations in the Hardwick Village and in East Hardwick.	Reconsider
Historic, Scenic, and Archeological Resources	The Select Board should explore a tax stabilization program for downtown façade improvements.	Reconsider
Historic, Scenic, and Archeological Resources	The Select Board should continue to provide funds that will make a significant contribution to those matching funds raised by local organizations and individuals for the purpose of maintaining or improving the above-named historic structures owned by the Town of Hardwick. Line items for these funds for each of these buildings should be included as part of the town budget.	Reconsider – Capital Improvement Program
Historic, Scenic, and Archeological Resources	Where an archeological site is discovered on an undeveloped property or part of a property, the town supports the purchase of development rights on the affected portion as a means of compensating landowners for the loss of development rights. Purchase of development rights is always on a willing seller basis.	Reconsider

**Economic Development**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Economic Development	<del>The Town Manager, the Planning Commission, and the Select Board should investigate Downtown Designation for the village area.</del>	REMOVE
Economic Development	<del>The Town Manager and the Planning Commission should pursue funding to develop a new location for a second industrial park.</del>	REMOVE
Economic Development	<del>The Town Manager and the Planning Commission should identify appropriate locations for the expansion of Hardwick’s agricultural and value-added food producers.</del>	REMOVE
Economic Development	The Select Board should explore the feasibility of improving the appearance and the functionality of Hardwick’s downtown and of East Hardwick’s village center.	Keep

**Land Resources**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Land Resources	The town supports the efforts of organizations in the purchase of development rights and other conservation methods provided the protected land meets the objectives of this plan. Where possible, the Planning Commission and the Conservation Commission should review proposed purchases and comment based on the goals of this plan.	Reconsider

**Natural Areas and Wildlife Resources**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Natural Areas and Wildlife Resources	<del>The Planning Commission and the Conservation Commission will support and provide guidance to any property owner with questions or concerns about their natural resources.</del>	Remove
Natural Areas and Wildlife Resources	A Natural Resources Inventory should be conducted throughout Hardwick.	Reconsider – update periodically

**Water Resources**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Water Resources	<del>Public education and signage should be placed at all boat accesses and public accesses to notify the public of Eurasian Milfoil and other invasive species and how to protect the lake.</del>	Remove
Water Resources	A wetland inventory of the town should be conducted.	Reconsider – update periodically
Water Resources	The Select Board should examine the feasibility of creating a new Source Protection Area which surrounds the Renaud Road Spring.	Reconsider – stronger language

**Flood Resilience**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Flood Resilience	<del>Maintain and regularly update the Local Emergency Operations Plan.</del>	Remove – address in Resilience chapter
Flood Resilience	Continue to meet the VTrans Road and Bridge standards. Encourage participation in regional road foreman trainings and Transportation Advisory Committee meetings.	Reconsider
Flood Resilience	Identify and replace undersized and failing culverts.	Reconsider – Inventory and Maintenance
Flood Resilience	Attempt to achieve yearly updating of the Town’s transportation infrastructure information in the Vermont Online Bridge and Culvert Inventory Tool.	Reconsider
Flood Resilience	Relocate the Fire Station and HED garage out of the floodplain or flood proof these structures to 500-year flood standards.	Reconsider – add WWTF
Flood Resilience	<del>Maintain and regularly update the Local Hazard Mitigation Plan.</del>	Remove – address in Resilience chapter

**Public and Private Facilities and Services**

<b>Topic Area</b>	<b>Action Step</b>	<b>HPC</b>
Public and Private Facilities and Services	The Select Board should support efforts to fund improvements to the Lamoille Valley Rail Trail.	Reconsider – associated trail costs

**Education**

Topic Area	Action Step	HPC
Education	The Select Board should support and facilitate the Jeudevine Memorial Library’s efforts to improve its educational and social services.	Keep

**Transportation**

Topic Area	Action Step	HPC
Transportation	The Town should assess road and bridge conditions every three years to establish maintenance and repair priorities.	Reconsider – Capital planning & publish
Transportation	The Select Board should continue to seek funding to improve and extend sidewalks.	Reconsider – plan like paving
Transportation	The town should review truck parking and seek opportunities to increase safe downtown parking.	Reconsider – add delivery to trucks
Transportation	Hardwick should consider using bio-fuels or electric vehicles wherever economically possible, including use in school buses and other municipal vehicles.	Reconsider
Transportation	The town should encourage the provision of safe and convenient alternatives to automobile travel for local trips, including the investigation of a commuter bus route from Hardwick to Montpelier, where many residents work.	Reconsider
Transportation	The Select Board should examine the feasibility of placement of electric charging stations in Hardwick.	Reconsider – change to support

**Energy**

Topic Area	Action Step	HPC
Energy	The Select Board and School Board should continue to realize energy savings through energy audits of all municipal buildings and the use of life-cycle costing practices that incorporate long-term energy savings in the fiscal analysis of facility construction and equipment purchases.	Reconsider – remove School Board
Energy	<del>The town should consider establishing a new energy reserve fund that will help cover the cost and leverage other funds for planned improvement projects to improve energy efficiency.</del>	Remove
Energy	<del>The Select Board should participate in Section 248 hearings that relate to projects within the Town to review applications and ensure that the</del>	Remove

Topic Area	Action Step	HPC
	requirements as set forth in the Town Plan are met.	

**Updates from Commission Members:**

None.

***Motion: N/A.***

**Updates from the Zoning Administrator:**

In the Granite Street Historic District, flood resiliency planning is an ongoing process. The State has begun a Lamoille River Basin – Tactical Basin Plan Update.

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

Larry Fliegelman made the motion and Jim Lewis seconded. All members were in favor.

The meeting ended at 8:02 pm.

The next HPC meeting will be at 6:30 pm on Tuesday, February 10, 2026, on the 3<sup>rd</sup> Floor of the Memorial Building. The ZA will be out from March 27 to April 24 for hip surgery.

~ Respectfully submitted, Kristen Leahy, ZA