

Hardwick Planning Commission
August 11, 2026
Hybrid – In-Person and Zoom options – DRAFT Minutes

Video Shareable link: <https://us06web.zoom.us/rec/share/i-W5Fj7tUV2nUlGailmn-Z7TtAEHm4BpZ2aLeMK3K24EINOV7KrTwO57yfEiwRor.aBEMnqJAhc61nild>
Passcode: rBk4P?g+

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

HPC Members Absent: Bud Stevens, Teddy Wenneker (First Alternate) and Michael Haveson

Also Present: Kristen Leahy, Hardwick Zoning Administrator

Chair Dave Gross opened the meeting at 6:31 pm. Ken Davis moved to approve the agenda. Jim Lewis seconded. All members were in favor. Larry Fliegleman moved to approve the draft July 14, 2026 minutes as written. Kole seconded. All members were in favor.

2027 Municipal Plan Update:

A graphic designer will be retained to provide the formatting and visual improvements of the final draft. Funding is available in the professional services budget line.

The second version of the Economic Development chapter and the first version of the Historic, Scenic, and Archeological Resources chapter was distributed the previous week to allow Planning Commission members additional time to review it before the meeting. Extensive discussion followed. Community quotes and supporting survey data were incorporated throughout the chapter where appropriate.

Economic Development actions were reviewed, revised and edited. Policies were also edited extensively. Consensus was that the policies would be phrased as overarching themes from the Town (instead of the verb beginnings that were presented in the draft).

The Historic, Scenic, and Archeological Resources chapter was reviewed by Elizabeth Dow from the Hardwick Historical Society. She flagged a few inconsistencies and incorrect dates/numbers. The Commission reviewed, revised and edited the policies and the actions.

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](#)

Target	Chapter	HPC First Pass	HPC Second Pass	Outside Review	Ready for Final Reading
July 2026	Economic Development	X	X	8-12 Sent to CAE and HDP	

Target	Chapter	HPC First Pass	HPC Second Pass	Outside Review	Ready for Final Reading
August 2026	Historic, Scenic & Archaeological Resources	X		HHS – Wiz reviewed. Sent to Tracy for CLG	
September 2026	Land Use & Development				
October 2026	Flood Resilience				
November 2026	No chapter scheduled	—	—	—	—
December 2026	Public & Private Facilities & Services				
January 2027	Transportation				
February 2027	Food Security & Community Wellness				
March 2027	Water Resources				
April 2027	Land Resources, Natural Areas & Wildlife				
May 2027	Energy				
June 2027	Housing				
July 2027	Education & Regional Compatibility				
August 2027	Appendix / Implementation Tools				

Updates from Commission Members:

None

Updates from the Zoning Administrator:

Motion: To recommend applying for a Municipal Planning Grant for the purpose of conducting a Housing Capacity Study. If the Hardwick Select Board approves the application, the Planning Commission recommends that the Chair sign the Municipal Resolution Form.

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

Motion: To conclude the Hardwick Planning Commission Meeting.

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

The meeting ended at 7:52 pm. The next HPC meeting will be at 6:30 pm on Tuesday, 8, 2026 on the third floor of the Memorial Building. ~ Respectfully submitted, Kristen Leahy, ZA