



Town of Hardwick

Commonwealth of Massachusetts
Building Department
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September 17, 2024
Justine Caggaino
Town Administrator

RE: Town Property Auction Zoning Review

Property #1

Calvin Paige Building located on Map 33 Lot 13 at intersection of Barre Rd. and Common St., also known as Tract 1 on Town Survey Plan on file

- +Lot contains +/- 3,206 Sf of land area and located within V-Village District, and within our Historical District
- +Property recorded prior to adoption of Town Zoning Bylaws does not meet minimum prescribed land area requirements of 5,000.00 sf at adoption and is classified as pre-existing legal non-conforming.
- +Property also contains a wood frame building on it, that appears does not meet minimum current setback requirement thereby the structure is classified as pre-existing legal non-conforming. Any changes to the structure require a Special Use Permit.
- +Village District is intended for high density residential purposes, small scale retail and service uses including professional offices.
Please refer to Hardwick Zoning Bylaws Section 3.2 Schedule of Uses attachment for additional use information.

Property #2

58 Ruggles Hill Rd., located on Map 33 Lot 1, known as the former Ruggles School House, also known as Tract #2 on Town Engineering Plan on file.

- +The lot contains 2.872 acres of land area, and is located within V-Village District and within our Historical District.
- +The lot has sufficient legal street frontage and land area meeting requirements of this District
- +The lot contains an existing wood frame structure that meets current setback requirements.
- +Village District is intended for high density residential uses, small scale retail and service uses including professional offices.
Please refer to Hardwick Zoning Bylaws Section 3.2 Schedule of Uses attachment for additional use information.


Page 2
September 17, 2024
Town Property Auction Zoning Review
Continued

Property #3

179 Main Street, located on Map 55 Lot 22

- +The property is located within GV Gilbertville Village District, which is intended for high density residential and commercial uses.
- +The lot contains 43,245 sf of land area and meets the current area requirements for this district.
- +The lot contains an existing wood frame building used as former schoolhouse based on information available to me the building meets the current setback requirements for this district.
- +Please refer to Hardwick Zoning Bylaws Section 3 Schedule of Uses attachment for additional use information.

Respectfully submitted,


Paul F. Stringham CBO #1179
Building Commissioner
Zoning Enforcement Officer

3.0 USE REGULATIONS

3.1 Basic Requirements

No building or structure shall be erected or used and no land shall be used or divided unless in conformity with the regulations in Section 3.2 of this Bylaw and in accordance with the notation system below. All other building and all other uses of land or building are hereby expressly prohibited, except those buildings and uses already lawfully existing which by the provisions of this Bylaw become lawfully non-conforming. The construction of multifamily dwellings other than those allowed in Section 3.2 is expressly prohibited. Mixed agricultural, residential, institutional and business may be allowed in accordance with provisions set forth in Section 3.2 of this Bylaw.

3.2 Schedule of Use Regulations

Y --- Use Permitted By-Right

SP -- Use Allowed by Special Permit Issued by the Planning Board under Section 4.0

R --- Use Allowed after Site Plan Approval by the Planning Board under Section 5.0

N --- Use Prohibited

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
3.2.1 AGRICULTURAL USES						
a. Use of land, or the use, expansion, reconstruction or construction of structures thereon, for the primary purpose of commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture, on a parcel of five acres or more in area, or to parcels two acres or more if the sale of products produced from the agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture use on the parcel annually generates at least \$1,000 per acre based on gross sales dollars. For the purposes of this Bylaw, the term "agriculture" shall be as defined in G.L. c. 128, §1A.	Y	Y	Y	Y	Y	Y
b. Use of land, or the use, expansion, reconstruction or construction of structures thereon, for the primary purpose of commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture, on a parcel that does not meet the criteria in §3.2.1.a above.	Y	Y	SP	SP	SP	SP

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
<p>c. Farm stand for the sale of produce, and wine and dairy products, provided that <u>one</u> of the following two tests is met:</p> <p>1. during the months of June, July, August and September of each year, or during the harvest season of the primary crop raised on land of the owner or lessee, 25 per cent of such products for sale, based on either gross sales dollars or volume, have been produced by the owner or lessee of the land on which the facility is located, or</p> <p>2. at least 25 per cent of such products for sale, based on either gross annual sales or annual volume, have been produced by the owner or lessee of the land on which the facility is located and at least an additional 50 per cent of such products for sale, based upon either gross annual sales or annual volume, have been produced in Massachusetts on land, other than that on which the facility is located, used for the primary purpose of commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture, whether by the owner or lessee of the land on which the facility is located or by another.</p>	Y	Y	Y	Y	Y	Y
d. The stabling and boarding of horses, horse riding trails, and riding academies on parcels of 5 acres or more	Y	Y	SP	N	SP	SP
e. The stabling and boarding of horses, horse riding trails, and riding academies on parcels of less than 5 acres	Y	Y	N	N	N	N
f. The keeping of one horse or one farm animal for personal use on parcels of 1.5 acres or more	Y	Y	Y	Y	Y	Y
g. Veterinary clinics	SP	SP	SP	SP	SP	SP
h. Outdoor farmers' markets	Y	Y	Y	Y	Y	Y
3.2.2 Residential Uses						
a. Dwelling, Single Family Detached	Y	Y	Y	N	Y	Y
b. A conversion within present dimensions of a single-family dwelling having at least 6 rooms exclusive of hallways existing prior to July 20, 1976 to a Dwelling, Two Family	Y	Y	Y	N	Y	Y

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
c. A new Dwelling, Two Family provided that the lot has 50% more than the minimum lot size and 50% more than the minimum lot frontage as required by § 2.3.2 of this Bylaw	Y	Y	Y	N	Y	Y
d. Senior Residential Development (Refer to Section 6.2.)	SP	SP	SP	N	SP	SP
e. Accessory Apartment (Refer to §6.7.)	R	R	R	N	R	R
f. Dwelling, Multifamily (Refer to §2.7)	N	N	SP	N	N	SP
g. Dwelling units over first floor commercial uses	SP	SP	Y	N	Y	Y
h. Open Space Subdivision (Refer to §6.1.)	R	R	R	N	R	R
i. Residential Compound (Refer to §6.3.)	SP	SP	SP	N	N	SP
j. Manufactured Home (except in case of fire as provided for in G.L. c. 40A, §3 (Refer to §6.9.3.)	N	N	N	N	N	N
k. Common Driveways 2-3 lots (Refer to §6.5.)	R	R	R	N	R	R
l. Common Driveways 4-6 lots (Refer to §6.5.)	SP	SP	SP	N	SP	SP
3.2.3 INSTITUTIONAL AND RECREATIONAL USES						
a. Any religious or educational uses exempt under G.L. c 40A, §3 of the General Laws	R	R	R	R	R	R
b. Municipal Uses	R	R	R	R	R	R
c. Private schools and dormitories not exempt under G.L. c. 40A, §3	SP	SP	SP	SP	SP	SP
d. Cemetery	R	R	R	R	R	R
e. Day care centers	R	R	R	R	R	R
f. Day camps	SP	SP	SP	N	N	SP
g. Country club, golf course, driving range, and miniature golf	SP	SP	N	N	SP	SP
h. Museum, community theater, performing arts center	SP	SP	SP	SP	SP	SP
i. Campgrounds, including those for seasonal recreational vehicles and summer camps (Refer to §6.9.)	SP	SP	N	N	SP	N
j. Commercial Recreational Facility, Indoor	N	N	SP	SP	SP	SP
k. Commercial Recreational Facility, Outdoor	SP	SP	SP	SP	SP	SP
l. Private lodge, club, or philanthropic organization	SP	SP	SP	SP	SP	SP
m. Community Centers	R	R	R	R	R	R

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
3.2.4 BUSINESS USES						
a. Retail and wholesale sales, under 3,000 sq. ft.	SP	SP	SP	Y	Y	R
b. Retail and wholesale sales, 3,000-10,000 sq. ft.	SP	SP	SP	Y	Y	SP
c. Retail and wholesale sales, greater than 10,000 sq. ft.	N	N	N	SP	SP	SP
d. General Store	SP	SP	SP	Y	Y	SP
e. Hospitals and clinics for in- and out-patient care	N	N	SP	SP	SP	SP
f. Banks and financial institutions	N	N	SP	Y	Y	R
g. Automatic Teller Machine (ATM), whether free-standing or attached	SP	SP	R	R	R	R
h. Professional or administrative uses, and office of licensed medical and dental practitioners limited to general out-patient care and diagnosis	SP	SP	SP	Y	Y	R
i. Conference center	SP	SP	SP	SP	SP	SP
j. Hotel or Inn	SP	SP	SP	SP	SP	SP
k. Motel	N	N	N	N	SP	SP
l. Personal and consumer service establishments, such as barber and beauty shops, shoe repair, laundry or dry cleaning establishments, massage parlor, etc.	SP	SP	SP	Y	Y	R
m. Gasoline service stations, and motor vehicle repair garages that may include a convenience store for the sale of coffee, donuts and similar foods	N	N	SP	SP	SP	SP
n. Car wash establishments	N	N	N	SP	SP	SP
o. New or used car and truck dealers, automobile rental establishments	N	N	N	SP	SP	SP
p. Sales and service of agricultural and construction equipment, boats, and recreational vehicles	N	N	N	SP	SP	SP
q. Fast food restaurants, including such uses as donut shops, hamburger stands, etc.	N	N	SP	SP	SP	SP
r. Pubs, sit-down restaurants, and pizza parlors dispensing food to be consumed within the building, or for take home dining	SP	SP	SP	SP	SP	SP
s. Funeral homes	SP	SP	SP	R	R	R

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
t. Adult Entertainment Establishments as defined in G.L. c. 40A, §9A (Refer to §6.4.)	N	N	N	N	SP	N
u. Kennels	SP	SP	N	SP	SP	SP
v. Nursing or Convalescent Home	SP	SP	SP	SP	SP	SP
w. Boarding or Lodging House for more than 4 persons	N	N	SP	N	SP	SP
x. Bed and Breakfast Inn (Refer to §6.6.)	SP	SP	SP	N	SP	SP
y. Drive through service windows	N	N	SP	SP	SP	SP
3.2.5 COMMUNICATIONS, TRANSPORTATION AND PUBLIC UTILITY BUILDINGS						
a. Wireless Communications Facilities (Refer to Section 6.11)	SP	SP	SP	SP	SP	SP
b. Communications tower for federally licensed amateur radio operator. Refer to Federal Communications Commission regulations	R	R	R	R	R	R
c. Radio and television broadcasting facilities	N	N	N	SP	SP	SP
d. Rail terminals, including rail freight yards or freight terminals	N	N	N	SP	SP	N
e. Truck terminals, truck freight yards or freight terminals	N	N	N	SP	SP	N
f. Oil, coal, gas, nuclear, and wood electric generating facilities	N	N	N	N	N	N
g. Electric distribution station or sub-station	SP	SP	SP	SP	SP	SP
3.2.6 INDUSTRIAL/COMMERCIAL						
a. Commercial Manufacturing, including sales to the public	SP	SP	SP	Y	SP	SP
b. Scrap metal and other materials storage yards including scrap automobiles and trucks	N	N	N	SP	N	N
c. Research and development in the pharmaceutical, biotechnology, and biomedical field. Scientific or research laboratories and accessory uses thereto, including related assembly, production and testing	SP	SP	N	SP	SP	SP
d. Facilities engaged in disposal of hazardous, medical or biological waste	N	N	N	N	N	N
e. Saw mill or lumber producing facility, including incidental sales of wood products produced at the site	SP	SP	N	SP	SP	N

USE	DISTRICT					
	AR-60	R-40	V	I-40	C-40	G-V
f. Temporary sawmill for not more than 30 days	Y	Y	Y	Y	Y	Y
g. Fuel oil dealers, fuel storage or distribution facility	N	N	N	SP	SP	N
h. Contractor's yards	SP	SP	N	R	SP	SP
i. Self-storage facility	N	N	N	SP	SP	SP
j. Recycling facility or transfer station for locally-generated solid waste	N	N	N	SP	SP	N
k. Earth removal greater than 100 cubic yards, unless exempted by §6.10.2	SP	SP	N	SP	SP	N
l. Ground-mounted solar energy facility (Refer to §9.)						
1. Having a nameplate capacity of 5 or less kilowatts	R	R	R	R	R	R
2. Having a nameplate capacity between 5 and 10 kilowatts	R	R	SP	R	R	SP
3. Having a nameplate capacity of 10 or more kilowatts	R	SP	N	R	R	N
m. Warehouse	N	N	N	R	SP	N
3.2.7 ACCESSORY USES						
a. Accessory buildings and uses including but not limited to garages, greenhouses, and swimming pools	Y	Y	Y	Y	Y	Y
b. Family day care home	R	R	R	R	R	R
c. Construction trailer only for office and storage use during construction, not to exceed 1 year	Y	Y	Y	Y	Y	Y
d. Home Occupation (Refer to §6.8.)	R	R	R	R	R	R