

Town of Westfield
Planning Commission Minutes
Roger Audet-Conditional Use Permit Warned Public Hearing
October 14, 2014 – 6 PM

Members present: Denny Lyster, Chairman; Yvan LaPlume; Brian Dunn; and Dianne Laplante

Others present: Roger Audet (applicant); Gerard Croizet (abutting neighbor); Gordon Lesperance (Zoning Administrator); Dennis Neumann (incoming Zoning Administrator); Ted Buchner (resident); and LaDonna Dunn (Town Clerk)

1. Call Meeting to Order: The meeting was called to order by Chairman Denny Lyster at 6:10 p.m. followed by introductions.

2. Additions and/or Deletions to the Agenda: There were no changes to the agenda.

3. Public Comments: There were no public comments.

4. Public Hearing: Chairman Denny Lyster explained that Roger Audet has applied for a Conditional Use Permit for a self-storage unit to be located at his residence, 1628 Vt. Route 100. Roger explained the storage unit would be 25' x 80' and would be placed behind the current white fence. The green, single story steel structure would house 16 storage bays. The site plan was reviewed to ensure all setbacks were met and would not be in the 100' setback requirements for his well. Roger said he was planning on solar lighting. After some discussion it was decided he would put in electricity to provide non-obtrusive, downward facing lighting that would not be offensive to the neighbors while ensuring proper lighting for safety. Roger stated he is planning on signage on the building. The sign dimensions were reviewed from the Zoning Bylaws and Roger was given a copy of the requirements. The proposed traffic entrance and exit were discussed. Roger had considered exiting onto Carmel Road but after discussion regarding right-of-way issues he decided to make a 14' circular driveway around the proposed storage unit. He felt he would have plenty of access to push snow away from the building in the winter. Dennis Neumann brought up new legislation that went into effect July 1, 2014 that requires a site plan review by the State of Vermont for any properties that need access to a state highway (Act 167). LaDonna will provide Roger with the phone numbers and statute information so he can get the access permit required by law. There will be no water or sewer facilities in the proposed structure or additional permitting will be required according to the Wastewater Permit issued to Roger by the State of Vermont.

A motion was made by Dianne Laplante and seconded by Yvan LaPlume to issue a permit contingent on the following prerequisites/conditions. There was no discussion. Passed unanimously.

Prerequisites/conditions of motion:

- A. Access Permit: Contact the State of Vermont for a site plan review to get an Access Permit as is required by new legislation (Act 167) which became effective July 1, 2014.

- B. Structure: The steel, single story structure will be green in color and not exceed 25' x 80' and is to be placed behind the existing white fence.
 - C. Signage: The signage will be on the structure (wall sign) and will follow all the guidelines as outlined in Section 312 (page 13 & 14) of the Zoning Bylaws.
 - D. Driveway: A circular 14' driveway will loop completely around the proposed storage unit structure.
 - E. Lighting: Electricity will be put in the storage unit so non-obtrusive, downward facing lighting can be placed on the outside of the building for safety.
5. Other Business:
- A. Gordon Lesperance reported that Michel Couture is looking into adding another self-storage unit at his property, 492 North Hill Road.
6. Adjourn: Motion by Dianne Laplante and second by Yvan LaPlume to adjourn the meeting at 7:20 p.m. Passed unanimously.

Minutes submitted by:
LaDonna Dunn, Town Clerk

Planning Commission Members:

Denny Lyster, Chairman
Shawn Baraw
Steve Dykeman
Brian Dunn
Bruce Fortier
Dianne Laplante
Yvan LaPlume