

**Town of Westfield
Warned Public Hearing
Planning Commission Meeting
March 25, 2015 – 6 PM**

Commission members present: Denny Lyster, Chairman; Yvan LaPlume, Brian Dunn; Dianne Laplante; Bill Millar and Steve Dykeman

Others present: Michel & Terry Couture (Applicants); Dennis Neumann (Zoning Administrator) and LaDonna Dunn (Town Clerk)

1. Call Meeting to Order: Chairman Denny Lyster called the meeting to order at 6:00 p.m. followed by self-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 – Michel & Terry Couture Conditional Use Application: Denny Lyster reviewed the purpose of the hearing is to determine if a conditional use permit will be issued for the Couture's to build a 30' x 150' self-storage unit at 581 North Hill Road. Dennis Neumann explained this property is in the recreational-residential zoning district and also in the rural-agricultural zoning district. Because the placement of the proposed self-storage unit falls within the rural-agricultural district the applicant is required to get a conditional use permit from the Planning Commission before their zoning permit can be issued. They have already received their Act 250 Permit from the State of Vermont. The applicants said they are planning to install motion activated solar lighting and the color of the building will match their existing buildings. Only the 30' side of the storage unit will be visible from North Hill Road. A motion was made by Dianne Laplante and seconded by Yvan LaPlume to issue a conditional use permit. Passed unanimously.

5. Other Business:

- A. Dennis Neumann said he has encountered a few inconsistencies in the zoning bylaws. He asked the Planning Commission if they would like him to make a list of the suggested changes. All were in agreement that this was a good idea. To update the zoning bylaws a series of public hearings is involved.
- B. Dennis Neumann said there is a possibility that a residential home may be coming to Westfield.

C. LaDonna Dunn explained NVDA has a program that provides free onsite training for Planning Commission members. The training would explain the duties and responsibilities of the board and could be customized to our town's needs. She polled the board to see if they were interested in scheduling a workshop. All were in agreement and felt an evening would be the best time. LaDonna will send an email with the date.

6. Adjourn: There was a motion by Denny Lyster and seconded by Dianne Laplante to adjourn the meeting at 6:40 p.m.

Minutes submitted by:
LaDonna Dunn, Town Clerk

Planning Commission Members:

Denny Lyster, Chairman
Shawn Baraw
Steve Dykeman
Brian Dunn
Dianne Laplante
Yvan LaPlume
Bill Millar