

**Westfield Planning Commission Minutes  
November 20, 2017 – 6:00 p.m.  
Westfield Town Offices, 38 School Street**

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**Present were:**

**Planning Commission members:** Dianne Laplante (Chair); Loren Petzoldt (Co-Chair); Yvan LaPlume; and Brian Dunn

**Town Clerk:** LaDonna Dunn

**Zoning Administrator:** Dennis Neumann

**Applicant:** Roger Audet

**Community Members:** Corey Breault and Debra Breault

1. **Call Meeting to Order:** Chair Dianne Laplante called the meeting to order at 6:04 p.m.
2. **Changes to the Agenda:** No changes were made.
3. **Motion/Second to Approve Minutes of the March 20, 2017 Planning Commission Meeting:** There was a motion by Loren Petzoldt and second by Yvan LaPlume to approve the minutes as submitted. The motion passed unanimously.
4. **Warned Public Hearing:**
  - Zoning Permit 19-2017 submitted by property owner Roger Audet, 1628 VT Route 100
  - Parcel ID 06-100-49.1; 5.05 acre; Zoned: Rural-Agricultural District

The public hearing was opened at by Chair Laplante explaining the property owner filed for variances because he wishes to subdivide the property by separating the house parcel from the storage unit parcel. The variances are required because after the subdivision the house parcel will not meet the minimum two acre lot size for the rural-agricultural district and the storage unit parcel will not meet the minimum 50' setback for the front of the property as described in the Westfield Zoning Bylaws.

**Property owner comments:**

- Property owner, Roger Audet, explained after the subdivision the new house lot would be 1.27 acres. He said he has a state approved replacement mound septic system designed if the current 1,000 gallon system should fail. The new property owner would be responsible for installing the mound system if there was a failure of the current system. He explained he has a prospective buyer for the house site who does not want the storage units because he cannot qualify for his military loan with a commercial unit on the property. He stated this prospective sale is what prompted the subdivision of the property. The prospective buyer has asked for first right of refusal on the storage units expressing his interest in purchasing them in the future.

**Questions/Comments from the Commission:**

- Concern was expressed from a couple of the Commission members about this setting a precedent for future subdivisions. They felt the zoning bylaw rules were established to provide clear guidelines about required acreage in each district and setbacks for parcels.
- It was clarified that the setbacks for any Westfield property are 50' from the front of the property, 30' from the back and 20' from either side.

- It was explained the access to the three properties would be the current shared right-of-way road which enters from Route 100 dividing the Audet and Prue properties. LaDonna Dunn explained the 911 Coordinator, Scott Dunn, said the State rule is if there are three different properties on one right-of-way road it is required that the road is named and 911 addresses are to be assigned for each property if there is a building or a place where people may gather. This will mean that each of these three properties will get a new 911 address after a road name is selected.
- Chair Laplante read the Variance Criteria as defined in the Zoning Bylaws.
- There was concern expressed about the future use of the back lot behind the storage units and if that would be developed. It was explained that any future development would require zoning approval and possibly Act 250 approval. Any expansion of the storage units would require another variance and would come before the Planning Commission again.
- Zoning Administrator, Dennis Neumann was asked if he had any comments. He explained he felt his role at the meeting was to offer clarification with regard to what was in the Zoning Bylaws and how it pertained to this situation.

Questions/Comments from the Public:

- LaDonna Dunn read an email she received from abutting property owner Paul Horine who lives out of state. Mr. Horine stated, "He prefers the present rules in place for the rural-agricultural district yet he will support the Planning Commission's decision at the meeting concerning Mr. Audet's request."

**5. Motion/Second to Enter/Exit Executive Session:** There was a motion made by Loren Petzoldt and seconded by Yvan LaPlume to enter Executive Session to deliberate a decision. After considerable discussion, Chair Laplante took the Board out of Executive Session and asked the public to rejoin the meeting.

The Public Hearing continued with comments/questions from the Planning Commission:

- Chair Laplante stated the Commission was apprehensive about issuing two variances. They felt this would set a precedent for future subdivisions. Mr. Audet was asked about taking a small section of property away from the house site and adding it to the storage unit site thereby creating the proper setback for the storage unit site. Through this discussion it was discovered that since the storage unit site, after the subdivision, would be on the new 911 road, its frontage would face that new road. Because of this, the storage unit site would meet the 50' setback and does not require a variance.
- The Planning Commission felt comfortable moving forward with the variance for the subdivision of the house because it is right on the edge of the Village District which requires a .50 acre lot size. The proposed lot size of the Audet subdivision will be 1.27 acres.

**Motion:** There was a motion by Loren Petzoldt and seconded by Yvan LaPlume to **grant the variance** on the house lot size of 1.27 acres and through deliberations it was discovered the front of the lot with the storage units would be the narrow end of the building that faces the private road which means the front, sides and back setback rules are all met requiring no variance for the storage unit site. The motion passed unanimously.

The Public hearing was closed by the Chair.

**6. Other Business:** There was discussion about the planned update of the Town Plan in 2018. A subcommittee will be formed to begin work on this in the spring.

**7. Set Next Meeting Date if Necessary:** The next meeting date was set for the Monday, January 15, 2018 at 6 p.m. at the Town Offices.

**8. Adjourn:** Chair Dianne Laplante made a motion to adjourn the meeting at 7:35 p.m. It was seconded by Yvan LaPlume and all were in agreement.

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Minutes recorded and submitted by: \_\_\_\_\_  
LaDonna Dunn, Clerk

Westfield Planning Commission Approval Dated: \_\_\_\_\_ with \_\_\_\_\_ changes

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Dianne Laplante, Chair

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Loren Petzoldt, Vice Chair

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Steve Dykeman

\_\_\_\_\_  
Brian Dunn

\_\_\_\_\_  
Bill Millar

\_\_\_\_\_  
Yvan LaPlume

\_\_\_\_\_  
Shawn Baraw