

Westfield Planning Commission Minutes
April 16, 2018 – 6 p.m. – Town Offices

Present were:

Planning Commission members: Yvan LaPlume; Brian Dunn; Loren Petzoldt; Dianne Laplante; and Pat Sagui
Town Clerk: LaDonna Dunn

Zoning Administrator: Tom Schrock

Applicants: Michel Couture, Jr.; Kim Couture

Community Members: Mike Couture Sr., Terry Couture; Rick Danforth

Absent were: Planning Commission member Shawn Baraw; newly resigned member Bill Millar

1. **Call Meeting to Order:** Dianne Laplante called the meeting to order at 6:04 p.m.

2. **Changes to the Agenda:** There were no changes to the agenda.

3. **Approve Minutes of November 20, 2017 Planning Commission Meeting:** Motion by Yvan LaPlume and second by Loren Petzoldt to approve the minutes of the November 20, 2017 Planning Commission meeting. So moved.

4. **Organizational Meeting:**
 - A. Elect Chairperson: Dianne Laplante nominates Pat Sagui as Chair. Nomination closed. The motion passed unanimously.

 - B. Elect Vice-Chair: Dianne Laplante nominates Loren Petzoldt for vice chair. Nomination closed. The motion passed unanimously.

 - C. Elect Secretary: Loren Petzoldt nominates Dianne Laplante for Secretary. Nomination closed. The motion passed unanimously.

5. **Warned Public Hearing:** Pat Sagui opened the public hearing for a variance request made by Michel Couture, Jr. 492 North Hill Rd.; Parcel ID 06-001-02; Zoning Permit #02-2018. The variance request is for construction of a detached-residential garage falling within the two hundred foot protection area of the source of the Westfield water system as described in §320 of the Town of Westfield Zoning Bylaws.

Introductions by all were done. Pat Sagui explains any questions on the public meeting process including information on permits, etc. Discussion by applicants Michel and Kim Couture follow with questions from the planning boards on drainage, driveway location (to be moved), explanation by Michel and Kim on gutters on the new garage draining into existing house drainage and then out towards leach field.

Discussion of statutes and variance of proximity to Fire District well head overshadowing the Couture property on the side where the garage is to be located. More discussion of hardships on both sides of property. (well head was an emergency well drilled due to failure) which causes hardship for development of owned contingent property. Lauren Petzoldt asks is there any other location for the garage possible? He also asks for a potential continuance of application for legal clarification of "What is a Hardship". What would help drainage since it is a wet lot? Gutters would drain into existing drainage that house already has in place was the response. It was noted that perhaps an increase in drain pipe from 4 to 6 inches or more might help. There would be a need to check state storm water event statistics. Another question of where does pipe daylight on property. Again Lauren asks the Fire District to put in writing they are not opposed.

This application is to be continued with 45 days to respond with the need for more legal information.

Zoning Administrator: Tom Schrock rejects variance due to setbacks.

To be continued on April 30th at 6 pm. Due to hardship interpretation: for storm water management, well emergency drilling, and conflict of all the information. A possible site visit is suggested before next meeting. Everyone except for the Planning Board leaves.

Discussion follows:

LaDonna Dunn asks if it is a state mandate. Lauren reads the State of Vermont letter to the board stating it is up to the town to decide. Discussion on garage drains follows along with ideas about moving the garage to another location.

Lauren asks how much casing is in the newly drilled well of two years in ledge and it is 250'. More discussion follows about the Fire District not being the Town of Westfield. It is its own municipality and we should ask the lawyer about hardship and request to build by applicants and volume of water.

Lauren Petzoldt goes on to explain the history of wells, water, etc. and that the new well is farther away from the neighbor than before.

More discussion on what is hardship.

It is decided to have a site visit before the next meeting on April 30th at 5:30.

Other Business:

We need to update Town Plan by end of year. The State of Vermont wants addressed in the town plan a section on forest land. Discussion follows on sending out a survey utilizing various methods that would get a good response.

On a motion by Loren Petzoldt, seconded by Yvan LaPlume, the hearing was recessed at 7:55 p.m. to reconvene on Monday, April 30th at 6 p.m. The motion passed unanimously.

Minutes respectfully submitted by new Planning Commission Secretary: Dianne Laplante

Westfield Planning Commission Approval Dated: April 30, 2018 with Ø changes


Pat Sagui, Chair


Loren Petzoldt, Vice Chair

Shawn Baraw


Brian Dunn


Dianne Laplante


Yvan LaPlume