

Westfield Planning Commission Meeting Minutes
April 30, 2018 – 6:00 p.m.
Westfield Town Offices, 38 School Street

Attendance:

Planning Commission: Dianne Laplante (secretary), Loren Petzoldt (vice chair), Pat Sagui (chair), Yvan LaPlume, Brian Dunn

Applicant: Michel Couture Jr., Kim Couture,

Residents: Mike Couture Sr., Terry Couture

Prior to the meeting, at 5:30 p.m. there was a Site Visit at 492 North Hill Road

1. **Call Meeting to Order – 6 pm**
2. **Additions/Changes to the Agenda – none**
3. **Motion/Second to Approve Minutes from the April 16, 2018 Meeting**
Dianne Laplante motion, Yvan LaPlume second, motion passed.

No new business from the Minutes

4. **Continuance of Warned Public Hearing of April 16, 2018**
 - **Zoning Permit 02-2018 submitted by property owner Michel Couture, Jr.**
 - **Property Address: 492 North Hill Rd.**
 - **Parcel ID 06-001-20; 1 acre lot**
 - **Zoning District: Village**
 - A. **Variance request 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.**
 - Questions/comments from the Planning Commission: discussion follows with copy of the well completion report provided along with the State of Vermont statute from Levy Zeno Ph.D. Source Protection Specialist from Department of Environmental Conservation. Everyone is given five minutes to read the letter from Levy Zeno.
 - Questions/comments from the petitioner and public: Mike Couture Jr., Kim Couture, Terry Couture

The question came up about whether or not the Planning Board has the authority to grant a variance. Pat Sagui explained the process of how after the site visit and any new information from the owners of 492 North Hill for applied variance will be considered.

Mike Couture Jr. talks about how the drilled well next door is within 160' of his septic and 180' of his leach field. The neighbor Scott Dean is about 150' away. The original homestead/camp/house was an A-frame built about 1973. At that time the town water came from across the road. It came from a 6'x8' spring and well house owned by the Fire District still located on land surrounded by property owned by the Bluett's. More discussion of the history of the well followed. The Couture's signaled their thoughts that if they had five acres they would not need the variance. They asked if the Water District could write a letter saying it could be okay to proceed. More discussion about drainage from the garage follows. Vermont water Rule and Environmental Protection Rules in

Chapter 21 are introduced by Mike Couture and it says he relays that you can reduce protection to 125' if the ground is of the correct nature.

It is decided that a continuation is needed and the public meeting ends at 6:43.

5. 6:43 pm A deliberative Session is then started with a motion from Lauren and seconded by Brian and the motion is passed and then an invitation to LaDonna Dunn, Town Clerk, to attend.

6. Update of Town Plan:

A. The Process to Complete Update by 12/9/18

- open meeting law
- Timeline

Meetings/calendar is discussed as to what would work with our schedules. If it is monthly then a 48 hour notice is required. Discussion of the 3rd Monday of the month from 5:30 to 7:30 may work for everyone. May 21st is the next scheduled meeting.

- Task list

Assignments - committees/individual

Survey suggested for community input; discussion on this follows in how effective it has been for other towns such as Irasburg and Burke. The recycling center could have someone there to help get folks to actually do the survey.

- Forestry section (required) Dianne is interested in this section. NVDA recommended reviewing Burke's forestry plan to get an idea for what to include in the forestry section.

We are to submit questions to Pat that we think might be good on the survey

- Energy section (required for 'substantial deference' in Section 248 Review process) – recommended by NVDA; who will give some assistance.

7. **Next Meeting Date** is May ¹⁶~~21~~, from 5:30 to 7:30 pm.

8. **Adjourn Motion** to adjourn by Ivan, seconded by Loren. Meeting Adjourned at 8 pm.

Westfield Planning Commission Approval

Dated: 5/16/18 with 1 changes

Pat Sagui
Pat Sagui, Chair

Loren Petzoldt
Loren Petzoldt, Vice Chair

Shawn Baraw

Brian Dunn
Brian Dunn

Dianne Laplante
Dianne Laplante

Ivan LaPlume
Ivan LaPlume