

**Westfield Planning Commission  
Minutes  
July 18, 2018 – 5:30 p.m.  
Westfield Town Office, 38 School Street**

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**Attendees**

Planning Commission: Brian Dunn, Dianne LaPlante, Yvan LaPlume, Loren Petzoldt, Pat Sagui  
Town Clerk: LaDonna Dunn  
Guest: Alison Low, Planner, NVDA

**1. Call Meeting to Order**

5:32 pm

**2. Additions/Changes to the Agenda**

None

**3. Motion/Second to Approve Minutes from the June 18, 2018 Meeting**

Motion to approve as submitted by Yvan: 2<sup>nd</sup>, Dianne, passed unanimously

**A. Business from the Minutes**

None

**4. Plan Updates –status report/questions (10 min)**

Chair reported on monthly meeting with Selectboard and status of updates to Town Plan.  
Loren offered to be an early reader of the draft update for clarity and factual accuracy.

**5. Guest: Alison Low**

∞**Survey Responses (30 min)**

- top takeaways

- 89% of respondents have no plan to move in the next ten years

Follow up: What does that mean for town demographics?

- improved telecommunications is high priority for livability and employment

- 90% home ownership vs VT average 70% and Orleans County 78% and

- 43% willing to consider homeshare or conversion of space to small apt.

Follow-up: What does this mean for housing mix and addressing 1.2% county-wide vacancy for studio and one-bdrm apts

- 52% of respondents work in agriculture

- 76% produce some of their food

We will continue this conversation at 8/20 meeting

- options to use survey data in Town Plan update

Pat will work with Alison for best use of Survey data. Some possibilities:

- as filters for planning purposes

- housing needs

- improving telecommuting options

- promot/support local agriculture/ag diversification

∞**Energy Section** for Substantial Deference before the Public Utility Commission (45 min)

- **Preferred sites map**

- **Guidelines for selecting preferred sites**

**NVDA estimates for rooftop solar  
gravel pits, brownfields, old town dump, closed talc mines**

**• Inventory and select preferred sites**

Alison explained the purpose of and provided examples of preferred sites. NVDA estimates Westfield's share of renewable generation is 150 MWh, (even though the region is an energy exporter) and that this could be achieved with rooftop solar. Estimates for 10% of residential roofs is 188 MWh, and 10% of commercial roofs at 17,000 MWh (confirm accuracy of this number with Alison) The Commission reviewed the maps prepared by NVDA and noted errors. NVDA will provide revised maps.

∞ **Village Center Designation (10)**

**• relationship to redevelopment of Scenic View property**

Richard Amore from the Village Center Designation program will come to Westfield on 8/13 for a town walk about (5:30) and presentation (6:15) at the Selectboard's monthly meeting.

Alison will draft language to ensure the Town Plan allows for Village Center Designation

∞ **Timeline for Plan Adoption (5 min)**

**Dec 10** – Selectboard adopts at regular Dec meeting, preceded by public hearing the same night

**Nov 24** – 15-day notice of selectboard public hearing gets posted

**Nov 5** – Planning Commission Public Hearing/presentation of plan

**Oct 20** – 15-day notice of Planning Commission public hearing gets posted

**Oct 4** – Copies of draft plan and public notice sent to adjoining towns 30 day prior to Planning Commission hearing

Pat will circulate draft – likely without new forestry, resilience, and energy sections – in August to Selectboard. Loren will review at this time, too.

**6. Confirm tasks/timeline for July 19 – August 20**

**• Review Draft Plan**

**• Energy preferred sites mapping and constraints**

NVDA will redraft maps

Pat will research potential preferred sites

**• Meeting with Jens Hilke re new forestry section**

Pat will circulate draft forestry section when available

**7. Confirm Next Meeting Date – August 20**

Jens Hilke, state wildlife biologist will make presentation and lead discussion about how to improve connectivity between/from the smaller blocks of forest.

**8. Other Business**

None

**9. Motion/Second to Adjourn**

Loren motion; Yvan 2<sup>nd</sup>; Meeting adjourned 7:15 pm