

**Westfield Planning Commission
Minutes**

**January 27, 2020 6:30 pm
Westfield Community Center, 59 North Hill Road**

1. Call Meeting to Order
6:47 pm
2. Additions/Changes to the Agenda
None
3. Approve Minutes:
 - November 25, 2019 PC Meeting
Motion by Loren, 2nd Brian, Unanimous vote to approve
 - A. Business from the Minutes
 - Timeline for Planning Grant – Scenic View housing assessment
State awarded \$19,000+ for Planning Grant. Town will contribute ~\$2,000. Project will begin in spring 2020.
4. Local Hazard Mitigation Plan (HMP) Update
 - Planning Commission Role
At least one PC member serves on core committee for HMP update. Pat will serve. Once drafted, PC will review/comment on HMP updates
5. Review and Edit Bylaw
 - Flood Hazard Mitigation
 - Presentation on town flood hazard mitigation and options for FEMA floodplains
 - River Corridors
Loren made motion, Brian 2nd to invite Sacha Pealer to present on flood hazard and river corridor Bylaw options. Unanimous vote. Pat to invite other town officers to the presentation
 - Replace Zoning Board of Adjustment (ZBA) with Development Review Board (DRB)
Pat reported from conversation with Alison Low that Westfield can have a DRB instead of ZBA, keeping in mind that a DRB must have five (5) members, a ZBA can be only three. The Planning Commission can serve as the DRB. Pat ask Alison if someone who is not a resident can serve on the DRB. Motion by Kitty, 2nd by Brian to recommend to the Selectboard to replace ZBA with DRB, and decide if Planning Commission will serve as DRB. Pat will submit request to the Selectboard. Pat ask Alison how change from ZBA to DRB is made.
 - Outdoor storage – issues list attached
Recommendations:
 - develop ordinance for outdoor storage
 - ordinance will not cover waste covered by existing statute
 - ordinance relevant in all districts
 - allow outdoor storage
 - no storage in ‘front yard’, review definition of ‘front yard’

- regulate level of concealment for different types of storage
- define 'temporary' and 'permanent' storage
- permanent storage will need permit

Questions for Alison Low:

- How is 'front yard' defined for corner lots?
- Should screening of outdoor storage require a permit – fence and/or vegetation?

6. Tasks and Timeline for next steps to update ByLaw
Pat will invite Sacha Pealer to give presentation 2/24 or 3/23 and invite other town officers to the presentation
7. Other Business
None
8. Next Meeting
February 24 – 5:30 NOTE different time
9. Adjourn
Motion by Loren, 2nd by Brian, Unanimous vote, to adjourn 8:05 pm

https://dec.vermont.gov/sites/dec/files/wsm/rivers/docs/rv_ModelFloodHazardBylaws_SectionD-RiverCorridors-Erosion_2018.pdf

https://dec.vermont.gov/sites/dec/files/wsm/rivers/docs/rv_ModelFloodHazardBylaws_SectionE-FloodHazardAreas-Inundation_2018.pdf

Issues List for outdoor storage and solid waste

Salvage yards – has existing statute

Solid Waste –

see draft ordinance (handout you have) for list of products and materials in definitions

Hazardous Waste

Solid Waste

Waste

Unregistered vehicles (e.g., plow truck)

Materials

Scrap metals

parts (vehicles, appliances, etc.)

Equipment

Temporary Enclosures

definition of storage containers

Recreational and Seasonal Vehicles and Equipment

Public Health and Safety

manure runoff not covered by Ag regulation

Screening

Unlawful Storage

Parking requirements for different types of dwellings

Things to consider:

- Ordinance covers all districts or only some (Alison recommends it include all)
- One ordinance or two?
- Do we need a Solid Waste Ordinance, or does statute provide sufficient legal ground for enforcement action?

Draft