

**WESTFIELD DEVELOPMENT REVIEW BOARD HEARING**  
**September 10th, 2024 @ 6:00 p.m.**  
**Westfield Community Center, 59 North Hill Road**

**Town Officials In Attendance:** Pat Sagui, Development Review Board Chair; Ellen Fox, Development Review Board; Kitty Edwards, Development Review Board; Brian Dunn, Development Review Board; Will Young, Zoning Administrator; Niki Dunn; Development Review Board Clerk

**Others In Attendance:** Anthony Tanguay, Applicant; Matthew Houghton, Engineer

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- A. Welcome Participants:** Pat Sagui brought the meeting to order at 6pm. This hearing is regarding application 2024-15 for the property located at 790 Vermont Route 100, which is in the village district, brought forth by Anthony Tanguay.
- B. Admissible Evidence:** The admissible evidence is the permit application and the engineer's drawings submitted with the application.
- C. Interested Parties:** There was no one present other than the applicant and his engineer.
- D. Oath:** Pat read the oath aloud and it was signed by Anthony Tanguay.
- E. Questioning Period:**
- a. Pat questioned if Anthony had any other information to submit. He noted he does have a curb cut from the state, which he had previously sent to Will.
  - b. Will noted that he changed the boundary numbers on the permit application to match the exact boundaries from the engineered drawings. Will explained that the approval would be for this specific structure in this specific location, not for any structure on this parcel, which is why the exact boundary distances are needed on the application.
  - c. Pat questioned if anything had changed from the previous hearing. Anthony explained that nothing has changed, it just takes a while to get permits, which is why he is going through this process again.
  - d. Pat had a concern regarding water runoff. She thought at the last hearing there was no estimate of runoff amounts. Will noted that the new bylaws can require stormwater mitigation if warranted. Anthony explained what the State of Vermont requires, and this would not require a stormwater permit per the state regulations. There will not be enough hard surface area to trigger the stormwater permit. Ellen then explained that the towns bylaws are more stringent in this regard, they only require 0.5 acre of hard surface. Anthony explained that at the last hearing he brought a plan showing that stormwater will not run onto other surrounding properties and that it will be the same this time around.

- e. Pat questioned if he is planning to use the gravel drive for infiltration of water. Matthew pointed out the discharge points on the drawing. He then explained that gravel is impervious so water will sheet off when there is too much. Anthony also explained that the state doesn't allow for gravel infiltration, they do not count it as an impervious surface.
- f. Ellen wondered if there had been any calculations on the volume of water that may move on the parcel. Matthew noted that no calculations have been done. Ellen then explained that typically any rain event in that area will typically cause water to go across Route 100. Anthony feels that this work may help with that as they are creating discharge points that will help stop the water from going into the road.
- g. Ellen questioned whether there is a wetland abutting the rear of the parcel. She noted that the bylaws have changed since Anthony's previous hearing and there are new wetland regulations. Anthony explained that when he looked at getting an Act 250 permit nothing came up regarding wetlands. Will thought the back right corner may be wetland, but also noted that the map he was using to find this is not entirely accurate as far as property lines. There would be no disturbance anyway as the water would have to run uphill to discharge into the wetland area.
- h. Ellen asked what would happen in the event of a spill on the driveway, such as an oil spill from a car. Anthony noted that they do not necessarily have a best practice regarding this as it has never been an issue.
- i. Pat wondered if there are any restrictions on what people can store in the units. Anthony explained that people cannot live in the units or store dangerous or hazardous products, and this is all laid out in the agreement they sign when they start renting.
- j. Pat also wondered if Anthony is allowed to inspect the units if he feels they may be storing things they shouldn't be. Anthony noted that he can, although he has never had any problems with this in the 25 years he has owned storage units.
- k. Pat asked Matthew if it was his belief that if water runs off the property into the catch basin that they are not required to get a stormwater permit for that. Matthew explained that the water currently runs into the catch basin, and they are not adding any more water discharge. Anthony explained that the state doesn't want sediment discharge.
- l. Ellen believed that at the last hearing there was talk about leaving as much woody vegetation as possible. Anthony noted that they will need to move some vegetation to do the grading work but will be leaving as much vegetation as possible and will be adding some as a buffer between the site and the neighbor's property where no vegetation currently exists.

There were no further questions.

Will is able to contact Anthony with the board's decision before the notice of decision is formally written and posted. As no other parties came to the meeting the only appeal against the decision could come from Anthony Tanguay.

Ellen Fox motioned to go into deliberative session to discuss the evidence presented at 6:27pm; Kitty Edwards seconded. Motion passed. Ellen Fox then motioned to amend the previous motion to allow Will Young to join the deliberative session, Kitty Edwards seconded. Motion passed

Ellen Fox motioned to leave deliberative session at 6:40 pm, Kitty Edwards seconded. Motion passed.

Ellen Fox motioned to approve Anthony Tanguay's application (2024-15), and the Notice of Decision will reference the previous decision dated 6/20/2022. In the findings of fact, it will contain a blanket statement: The Development Review Board, based on this hearing's testimony, makes the same findings of fact as the hearing held on June 20,2022. Similarly, the conditions part of the previous decision will be conditions made on the current application as well. Kitty Edwards seconded. A roll call vote was held, and the following is the results of the roll call:

Brian Dunn – Yes

Kitty Edwards – Yes

Ellen Fox – Yes

Pat Sagui– Yes

Motion passed. Application approved.

Kitty Edwards motioned to adjourn the hearing at 6:47 pm, Brian Dunn seconded. Motion passed.