



**TOWN OF WESTFIELD**  
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**TOWN OF WESTFIELD**  
**Development Review Board (DRB)**

**Application for Variance**  
**Findings and Decision**

In re: Variance  
Permit Application No.: 2024-17

**INTRODUCTION AND PROCEDURAL HISTORY**

1. This proceeding reviews an application for a variance submitted by **Town of Westfield** under the Town of Westfield Zoning Bylaw:

∞ Application 2024-17 submitted by Town of Westfield for a variance under Bylaw 805.04 at 757 VT Route 100. The property is in the Village Zoning District.

A variance for a sign larger than 20 square feet requires a public hearing by the Development Review Board (DRB) in compliance with 24 V.S.A. §4464.

2. A completed application was received by the Zoning Administrator (ZA) on October 3, 2024. A copy of the application is available at the Westfield Town Office, 38 School Street, Westfield, VT.

3. On October 4, 2024, notice of a public hearing was published in the *Newport Daily Express*.

4. On October 4, 2024, notice of a public hearing was posted at the following places:

- a. The municipal clerk's office.
- b. Westfield General Store bulletin board (24/7 access).
- c. Recycling Center Town bulletin board (24/7 access)
- d. Permit request sign posted at the property for which the application was made, and within view of Route 100, the nearest public-right-of way.

5. On October 3, 2024, a copy of the notice of a public hearing was mailed to the applicant. On October 3, 2024, a copy of the notice of public hearing was mailed to the following owners of abutting properties and VTRANS:

- Mark & Tonia Wombolt
- Don & Christine Berthiaume
- Jacques & Pauline Couture
- Edward Gosselin
- Anthony Tanguay
- Jason Sevigny, VTRANS

6. The application was considered by the Development Review Board (DRB) at a public hearing on October 22, 2024.

The hearing was adjourned at 7:55 pm.

7. Present at the hearing were the following DRB members:

- Brian Dunn
- Kitty Edwards
- Ellen Fox
- Pat Sagui – Chair

8. At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met.

- No member of the public was present or submitted comment in writing.

9. During the course of the hearing the following exhibits were submitted to the DRB:

- Copy of Tax Map
- Copy of Zoning Permit Application
- Photo/ Description of sign and installation instructions
- Vermont Statutes regarding permitted signs

These exhibits are available at: Westfield Town Clerk office.

#### **FINDINGS:**

Based on the application, testimony, exhibits, and other evidence the DRB makes the following findings:

1. The applicant seeks a variance for installation of a sign at 757 VT Route 100. The subject property is a 1.8 acre parcel located at 757 VT Route 100 in the Town of Westfield (tax map parcel no. 06-100-TW). [The property is more fully described in Warranty Deed Book 10, page 405 of the Town of Westfield Land Records].

2. The property is located in the Village Zoning District as described on the Town of Westfield Zoning Map on record at the Town of Westfield municipal office and section 301.01 of the Zoning Bylaw.

3. A variance is requested for the installation of a sign larger than 20 square feet. This application requires a public hearing by the Development Review Board in compliance with 24 V.S.A. §4464

4. The DRB, in request of a variance, considers impact on:

- A) capacity of existing or planned community facilities
- B) character of the area affected, as defined by the purpose of the Zoning District in which the project is located, and specifically stated policies and standards of the Town Plan
- C) traffic on roads and highways in the vicinity
- D) utilization of renewable energy
- E) Performance Standards as defined in §501.

5. The application will not require existing or planned community facilities.

6. The application will have no impact on its surrounding area.

7. The application will not cause an increase in traffic in this location.

8. The application will have no effect on utilization of renewable energy sources.

9. The application will meet all the performance standards as defined in §501.

8. The DRB finds that the proposed sign is comprised of two separate signs, one being a static sign approximately 12 square feet in size and the other being an electronic sign approximately 12 square feet in size. This meets the standards of 805.02, signs not to exceed 20 square feet.

9. The board also finds that having multiple signs on the property meets 805.04, the total area of all the signs on any given property shall not exceed seventy-five (75) square feet.

10. Given that the signs meet the zoning bylaws no variance is required.

## **DECISIONS AND CONDITIONS**


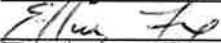


The proposed application meets the requirements of Sections 805.04 of the Westfield Zoning Bylaw.

1. The application will not have an undue adverse impact on the capacity of existing or planned community facilities.

2. The application will not have an undue adverse effect on the character of the area affected, as defined for the Village Zoning District in the Town of Westfield Zoning Bylaw.
3. The application will not have an undue adverse effect on traffic and roads.
4. The application will not have an undue adverse effect on the current Westfield Zoning Bylaw.
5. The application will not have an undue adverse effect on utilization of renewable energy resources.
6. The application does satisfy the requirements of the Bylaw under 805.04 and therefore does not require a variance.

**The DRB approves the permit application.**

Dated at Westfield, Vermont this 14<sup>th</sup> day of November 2024.

  
\_\_\_\_\_, Pat Sagui, Chair  
  
\_\_\_\_\_, Ellen Fox  
  
\_\_\_\_\_, Kitty Edwards  
  
\_\_\_\_\_, Brian Dunn

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [planning commission/zoning board of adjustment/development review board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.