



TOWN OF WESTFIELD

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NOTICE OF DECISION **Development Review Board (DRB)** **Application for Change of Use** **Findings and Decision**

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding reviews an application for conditional use approval submitted by **Jay Peak Pacific, LLC** under the Town of Westfield Zoning Bylaw:

- Application 2025-14 submitted by Jay Peak Pacific, LLC for conditional use; change of use at 979 VT Route 100. The property is in the Village District.

A change of use to employee housing 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 August 20, 2025. A copy of the application is available at the Westfield Town Office, 38 School Street, Westfield, VT.

3. On September 18, 2025, notice of a public hearing was published in the *Newport Daily Express*.

4. On September 18, 2025, notice of a public hearing was posted at the following places:

- A. The Westfield Town 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 was posted at the property for which the application was made, and within view of VT Route 100, the nearest public right of way.

5. On September 17, 2025, a copy of the notice of a public hearing was mailed to the applicant. On September 17, 2025, a copy of the notice of public hearing was mailed to the following owners of abutting properties:

- Donald & Christine Berthiaume
- Delpha Coulter
- Jacques & Pauline Couture
- Douglas Demers
- Pauline Doyon
- Shelley Martin

6. The application was considered by the Development Review Board at a public hearing on October 7, 2025.

The hearing was adjourned at 8:25 pm.

7. Present at the hearing were the following Development Review Board members:

- Brian Dunn
- Kitty Edwards
- Ellen Fox
- Loren Petzoldt - Acting Chair
- Pat Sagui – Chair

8. At the outset of the hearing, the Development Review Board 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. The following are the interested parties that attended the hearing:

- Thomas Howell (On Behalf of Applicant)
- Shelley Martin
- Mark English
- Rick Danforth
- Jan Degre
- Daniel McAvinney
- Mike Piper
- Dennis Vincent
- Don Berthiaume
- Lisa Deslandes
- Richard Degre
- Tony Distasi
- Farzana Leyva
- Justin Leyva
- Rob Trachtenberg (Via Zoom)
- Pauline Doyon (Via Zoom)
- Pete Koutros (Via Zoom)

9. During the course of the hearing the following exhibits were submitted to the Development Review Board:

Submitted by the Applicants:

- Copy of Zoning Permit Application
- Letter from Steve Wright, General Manager of Jay Peak Resort
- Copy of Survey Map from Truline Land Surveyors dated February 2016
- Copy of Parking Plan Survey from Ruggles Engineering Services, Inc dated June 10, 2021

These exhibits are available at the Westfield Town Clerk's office.

FINDINGS

Based on the application, testimony, exhibits, and other evidence, the Development Review Board makes the following findings:

1. The applicant seeks a change of use to change from 55 and older housing to employee housing at 979 VT Route 100. The subject property is a 2.2 acre parcel located at 979 VT Route 100 in the Town of Westfield (tax map parcel number 06-100-27). [The property is more fully described in Warranty Deed Book 53, page 211 of the Town of Westfield Land Records].
2. This change of use constitutes development according to §401.01 as a change or expansion of use.
3. The property is located in the Village Zoning District as described on the Town of Westfield Zoning Map on record at the Westfield Town Clerk's office and §301.01 of the Zoning Bylaw.
4. Multi-unit dwellings in the Village Zoning District require Conditional Use Review and Approval by the Development Review Board.
5. The Development Review Board Change of Use 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.
6. The development proposed in the application will not impact existing or planned community facilities.

7. The development proposed in the application will not have an impact on the character of the area where the property is located.
8. The development proposed in the application will cause a decrease in traffic in this location due to employees not having personal vehicles.
9. The development proposed in the application will have no effect on utilization of renewable energy sources.
10. The development described in the application meets the Performance Standards of §501 with no excessive noise, vibration dust, glare, disposal of refuse, fire or explosive hazard.
11. Abutting property owners may contact Jay Peak Pacific, LLC to request a copy of the Jay Peak Resort Employee Handbook and Housing Conduct Policies. These policies are what the employees housed at this property will need to abide by to continue to retain housing.

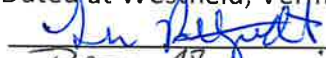
DECISIONS AND CONDITIONS

The proposed application is approved, based on the satisfaction of the conditional use review for employee housing in the Village Zoning District for general performance standards §501 of the Westfield Zoning Bylaw, and subject to no conditions.

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 impact on the access road (VT Route 100).
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 proposed development meets the Performance Standards as defined in §501.

The Development Review Board approves the permit application with no conditions:

Dated at Westfield, Vermont this 30th day of October, 2025.

	Loren Petzoldt, Acting Chair
	Pat Sagui, Chair
	Ellen Fox, Secretary

Kitty Edwards, Kitty Edwards
Brian Dunn, 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.