



TOWN OF WESTFIELD
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AMENDED NOTICE OF DECISION

Development Review Board (DRB)
Application for Five Lot Subdivision
Findings and Decision

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding reviews an application for change of use submitted by **David L. Villeneuve Family Trust, Brenda J. Villeneuve Family Trust and Roy Marble** under the Town of Westfield Zoning Bylaw:

- Application 2025-20 submitted by David L. Villeneuve Family Trust, Brenda J. Villeneuve Family Trust and Roy Marble for conditional use and site plan review; five lot subdivision on Ballground Road. The property is in the Rural/Agricultural District.

A subdivision into five lots 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 28, 2025. A copy of the application is available at the Westfield Town Office, 38 School Street, Westfield, VT.

3. On November 14, 2025, notice of a public hearing was published in the *Newport Daily Express*.

4. On November 12, 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 Ballground Road, the nearest public right of way.

5. On November 12, 2025, a copy of the notice of a public hearing was mailed to the applicant. On November 12, 2025, a copy of the notice of public hearing was mailed to the following owners of abutting properties:

- Keenyn Pombo
- William Salmon
- Richard & Lolita Allard
- Anthony Brault
- Terry & Jacqueline Bettis
- Denis & Elizabeth Bathalon
- Kirk Crosby
- Dan Backus
- Bunting Family V, LLC

6. The application was considered by the Development Review Board at a public hearing on December 2, 2025.

The hearing was adjourned at 7:03 pm.

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

- Brian Dunn
- Kitty Edwards
- Ellen Fox
- Loren Petzoldt - Acting Chair

Also present: Will Young, Zoning Administrator; Niki Dunn, DRB Clerk

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:

- Roy Marble (On Behalf of Applicant)
- William Salmon
- Jennifer Grace
- Rosemary Croizet
- Joe Flynn (Via Zoom)

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

Submitted by the Applicants:

- Permit Application 2025-20 (A)
- Narrative overview for subdivision application (B)
- List of property abutters (C)
- State of Vermont Wastewater System & Potable Water Supply Permit #WW-7-6781 (D)
- Survey plat for entire 52.2 +/- acres with 5 lots detailed thereon (E)

- Engineering plans detailing the 5 lots (F)
- Natural resources atlas sheet showing surface waters/ streams (G)
- Natural resources atlas sheet showing soils (H)
- Natural resources atlas sheet showing wetlands in the area (I)
- District 7 email addressing subdivision/ Act250 triggering question (J)
- Petition for Alteration of Certain Highways or Portions Thereof recorded in the Westfield Land Records book 17, page 63 (K)
- Report of the doings of the Selectmen of the Town of Westfield in regard to a petition for the discontinuance of certain highways or portions thereof recorded in the Westfield land records book 17, page 64 (L)
- 19 V.S.A. §702 Laying out, discontinuing and reclassifying highways (M)
- Westfield highway map 1944 (N)
- Westfield highway map 1957 (O)
- Survey subdivision plat map dated 12/31/2024 by O'Leary-Burke Civil Associates, PLC (P)
- Septic detail map for Lot 1 (Q)
- Septic detail map for Lot 2 (R)
- Septic detail map for Lot 3 (S)
- Septic detail map for Lot 4 (T)
- Septic detail map for Lot 5 (U)
- Site plan map for Lot 1 (V)
- Site plan map for Lot 2 (W)
- Site plan map for Lot 3 (X)
- Site plan map for Lot 4 (Y)
- Site plan map for Lot 5 (Z)

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 five-lot subdivision on Ballground Road. The subject property is a 52.2-acre parcel located on Ballground Road in the Town of Westfield (tax map parcel number 06-010-01). [The property is more fully described in Warranty Deed Book 56, page 293 of the Town of Westfield Land Records].
2. The property is located in the Rural/Agricultural 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.
3. Five lot subdivisions are permitted in the Rural/Agricultural Zoning District.

4. The lots meet the minimum frontage, and the dimensions meet the minimum acreage for the Rural/Agricultural district.
5. The legal trail provides existing access by right of way that is 50 feet wide to all five lots.
6. Wastewater permit number WW-7-6781 has been recorded in the Westfield land records.
7. The site plan for the wastewater permit shows wetlands on lots 3, 4 & 5. Site notes number 4 states 'Wetland boundaries are shown as identified on the Natural Resources Atlas. Prior to any site work the landowner shall have wetlands delineated by a wetland ecologist'.
8. The application will not impact existing or planned community facilities.
9. The development proposed in the application will not have an impact on the character of the area where the property is located.
10. The application may cause an increase in traffic in this location if single family homes are built on the lots.
11. The application will have no effect on utilization of renewable energy sources.

DECISIONS AND CONDITIONS

The proposed application for a subdivision into five single family dwelling lots is approved, based on the satisfaction of the conditional use and site plan review for a five-lot subdivision in the Rural/Agricultural Zoning District for general performance standards §501 of the Westfield Zoning Bylaw, and proof of access by right of way, and is subject to the following 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 Rural/Agricultural Zoning District in the Town of Westfield Zoning Bylaw.
3. The application may have an impact on the access road (Ballground Road).
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.

7. Road improvement must be approved by the Selectboard and follow the zoning bylaw standards.

8. If the mylar Plat map submitted for recording is identical to the survey map submitted as evidence in the hearing then it does not need approval by the DRB before being recorded in the Westfield Land Records.

Dated at Westfield, Vermont this 7th day of January 2026.

Loren Petzoldt, Loren Petzoldt, Acting Chair
Ellen Fox, 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.