

**Westfield Planning Commission and the Westfield Zoning Board of Adjustment**  
**Public Hearing January 11, 2021 continued from December 28, 2020**  
**6:00 pm – via Zoom**

**Present:**

Pat Sagui (chair), Brian Dunn, Kitty Edwards, Ellen Fox, Loren Petzoldt

Applicant and representatives:

Marielle Demuth  
Sharon Rosenberger  
Devan Currier

Members of the public:

None present

**Continuance:** Pat Sagui opened the continuance of the public hearing at 6:08 pm. This is a continuance of the Public Hearing of December 28, 2020 to consider application 2020-18 submitted by Devan Currier on behalf of Demuth/Rozelle's.

**Acknowledge applicant responses:** The Planning Commission sought additional information and continued the public hearing. Pat acknowledged receipt of the additional information from the applicant and entered the questions and responses into the public record (attachment A to these minutes)

Members of the Planning Commission had some follow up questions.

Q What will be the overhang of the roof?

A Not sure at this point

Q Will there be equipment housed at the warehouse site?

A No, any large equipment such as a forklift will be transported by trailer and stored at the Loop Rd facility. Material will be handled with a pallet jack at the proposed warehouse.

Pat clarified that the permit needs to be revised to reflect the height at the peak of the proposed warehouse. In addition, the applicant will need to request a variance if the height of the building will exceed 15 feet. The current proposal has a building height in excess of 15 feet.

Devan will request these revisions to the permit application with the Zoning Administrator.

Being no further questions or general discussion, Ellen made a motion to enter executive session for deliberation, Loren 2<sup>nd</sup> the motion and it carried unanimously. The applicant and representatives left the meeting, and the Planning Commission entered executive session at 6:20 pm.

The Planning Commission exited executive session, returning to the Public Hearing at 7:56 pm.



**Discussion of the need for a variance:** It was determined that a height variance is not needed for the project. The proposed warehouse would be the principal structure on the parcel and so would not be subject to the 15 foot height maximum for accessory structures. The 35 foot building height maximum for all other buildings in the Rural/Agricultural Zoning District would apply (Westfield Zonign Bylaw section 204.03.) Any subsequent structures on the parcel would be subject to the bylaw in effect at that time.

Brian made a motion for continuance to January 25 at 6 pm. Kitty seconded the motion. Discussion included that Ellen will draft the additional questions for the applicant and communicate that there is not a need to request a variance. Motion carried unanimously. The zoom call ended at 8:10 pm.

Minutes respectfully submitted by Ellen Fox

DRAFT





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Westfield Planning Commission  
38 School Street  
Westfield, VT 05874

January 11, 2021

Dear Ms. Fox

Below please find responses to the question posed during the Boards review and consideration of our application for Town approval. I will respond in the order you provided them for simplicity.

The follow up questions are the result of discussion during deliberation and a site visit by Planning Commission members on January 1:

1. How will electrical service be conveyed to the warehouse? And to the residential lots?  
Will it be underground or on poles?

Response: The local power company has not been contacted at this point, but we are planning for above ground to bring power across Route 100 and likely above ground along the access drive, and underground drops to the buildings from the closest pole.

2. Color of roof and siding?

Response: The color of the roof is black. The side walls will be grey with a darker grey at the bottom, with white trim.

3. Do the sidewalls need to be 15'? Why?  
Height of building at roof peak?

Response: The side walls are typical for a warehouse type building so that material can be efficiently stored vertically. The footprint is smaller as a result of going up rather than out. The height at the peak is approximately 22-feet, that is with a 4/12 roof pitch.

4. How will inventory be stacked?

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Response: The inventory of cosmetic packaging will be stored on pallets, and a portion will be on vertical pallet type racks.

5. Will there be a floor drain and if so what is the outflow plan?

Response: No Floor Drain, no water to the building.

6. Provide estimates of line of site to Route 100 and any plan for vegetative screening to supplement existing wetland vegetative screening?

Response: The finish floor of the building is approximately 16-feet above the grade of Rte. 100 in front of the site, and the building front is 300-feet from the road. In the area of the building frontage there is an abrupt rise up from the proposed access. I believe a person driving from the North will see the building as they get to the property frontage and lose sight of it to some extent as they pass adjacent to the drive due to the distance back and elevation difference. Coming from the South the tree line will obstruct the view to some degree.

The project is not planning to impact the existing tree line, and will not disturb the 50-foot wetland buffer.

The applicant would be open to additional screening in the form of evergreen type plantings.

7. How large is the teardrop shaped vegetated area in the drive turn around?

Response: The teardrop tapers from 40-feet width to 10-foot in approximately 80-feet of length.

8. Can you use the teardrop area for planting vegetation/trees?

Response: No reason it could not be planted with some screening trees.

9. Is there any reason you cannot plant screening vegetation along the upper portion of the drive and in the teardrop area? Possibly along the NW side of the structure?

Response: No, and the applicant will plan to incorporate some screening into the plan. It will help to break up the length of the building and screen it from the road.

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10. Do you plan to cut trees at the treeline? If so, approximately how many feet into the wooded area?

If no additional trees cut, how far from the current tree line will the foundation excavation be?

Response: No, we do not plan to cut trees, the tree line is within the 50-foot wetland buffer. The tree line is 40-feet from the closest building corner.

11. Will trucks only enter from the northbound lane? If not, please indicate adequate turning radius for 90 degree turn from south bound lane.

Response: We used a program called auto-turn to determine what was needed to allow the occasional tractor trailer to access the site. As noted during the meeting tractor trailers are not expected to be the predominant vehicle, except maybe in the initial stocking of the facility. That said, a tractor trailer coming from the North will need to swing approximately halfway into the opposing lane to make the turn. As noted during the meeting, the access is on a straight section of Rte. 100 with good sight distance in both directions. Entering from the South is an easy maneuver for a tractor trailer vehicle.

12. What are the tradeoffs to curving the bottom (entrance) of the drive to the south to reduce the grade?

Response: Due to the need to stay 50-feet from the wetland limit and not disturb that area it would be difficult to gain much by curving the access with the contour in the area. More area would be disturbed as well due to cut and fill slopes and a slightly longer road.

Contrary to what was stated at the meeting on the 28<sup>th</sup>, the grade within 50-feet of the road is at or below 5% as noted in the bylaws. There is a short section of 7.8% grade before flattening out in the turn-around area.

13. Will there be deliveries in the winter months?

Response: Deliveries are expected in the winter months.

14. Do you anticipate any temporary outdoor storage, e.g. pallets, product overflow, trash? Will there be a dumpster?

Response: Outside storage is not expected. A dumpster will be part of the plan and placed in a wood fence type enclosure off the North side of the gravel pad.

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15. What are your options to infiltrate all runoff (from structure and driveway) on site from a 2" rain?

Response: This property is part of a much larger drainage area that flows off the hills to the west into the wetland areas on the property.

The increased impervious area is approximately a third of an acre, 3200 sf of roof and 9200 sf of new gravel road/ pad. The intent is to maintain the natural sheet flow of drainage from the site. The pitched roof and gravel pad will drain to flat areas on both sides of the building where the runoff will remain as sheet flow via level spreader type grading. For about 150-feet of the 24-foot-wide access road there will be shallow roadside ditches that will pick up ½ of the 24-foot wide road and a small amount of grassed back slopes. Given the small areas and gravel surfacing it would be hard to discern any real increase in flow to the culvert crossing under Route 100.

16. What is the current % soil organic matter adjacent to proposed drive and structure?

Response: Attached please find the NRCS Soils Map information for the property.

If you have additional questions please let us know. Thank you for your attention in this matter.

Regards,

A handwritten signature in black ink, appearing to read "Devan M. Currier", is written over a horizontal line.

Devan M. Currier, P.E.

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