

Westfield Planning Commission
Minutes
February 22, 2021, 6pm

1. Call Meeting to Order

6:01pm

Attendance: Brian Dunn, Kitty Edwards, Loren Petzoldt, Pat Sagui

2. Additions/Changes to the Agenda

None

3. Approve Minutes:

- January 25, 2021
 - A. Business from the Minutes
 - Hearing Minutes: 12/28/20; 1/11/21; 1/25/21, 2/1/21
- Motion by Loren, 2nd Brian to accept the minutes. Unanimous.

4. Update on Rural Edge next steps for Scenic View property.

Pat gave an update of final meeting with Camoin Assoc for the Housing Assessment. Patrick announced that Rural Edge is crunching the numbers for a renovation of Scenic View property to studio and one-bedroom rental apartments.

5. Work Plan to complete bylaw revisions.

PC will continue with monthly evening meetings but members are willing to meet 2x month if needed.

6. Report out on Housing Density workshop. Options for Westfield zoning.

Kitty and Pat reported out on the workshop.

Lack of municipal wastewater system limits options for increased density in village center. PC discussion of how to make Westfield more pedestrian friendly.

Pat will review transportation study done several years ago and ask VTrans: Is the state offering more financial assistance to towns with increased interest in promoting 'walkability' in town centers? **Pat** ask Alison Low about this.

Pat will send electronic copies of workshop materials to Loren and request hardcopies from the town clerk for Brian and Yvan.

PC discussion of issues to consider for bylaw to support housing density while preserving character of the zoning district. Topics identified:

What districts and where in those districts

Screening, parking, traffic, exterior lighting, residential/biz mix

Will requirements be different in different districts?

7. ByLaw revisions

- **Changes to allow for more housing density in village center**
- **Changes to allow more housing density on residential lots in all districts**

Discussion and interest in bylaw changes to allow more housing density in village center and on residential lots in all districts. Options for smaller lots and/or cluster development with shared ownership and/or conservation of land.

Need more information/discussion re regulation for residential vs commercial (i.e. multi unit apts, condos, renovation of existing housing where owner lives in one unit.)

- **Height for accessory use structure**

General agreement that 25' would be okay. How can we build in flexibility/categories?

Pat ask Alison Low what typical heights are now and how to permit taller structures.

8. Other Business

Discussion to establish Development Review Board (DRB). Motion by Loren, 2nd by Kitty for bylaw to establish a DRB to consider all permits that need review. Unanimous

Discussion about Conservation Overlays. Need more information.

What is the value to using a conservation overlay?

How much land is already protected by conservation easements?

Do we preapprove certain land ownership models (e.g. Homeowner Assoc.) to encourage housing density?

9. Next Meeting

March 22

hold March 8

10. Adjourn

Motion by Kitty, 2nd by Brian. Unanimous.

Adjourned 7:27pm