

**Westfield Planning Commission Meeting Minutes**  
**July 12, 2021 at 6 p.m.**  
**Westfield Community Center, 59 North Hill Rd., Westfield, VT**

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1. Call Meeting to Order

Pat called the meeting to order at 6:26 pm.

2. Additions/Changes to the Agenda

Addition of the approval of 5/24 and 6/7 minutes of the ZBA Public Hearings.

3. Approve Minutes:

• Loren made a motion to approve May 10, 2021 and June 28, 2021 minutes, Brian 2<sup>nd</sup>, and approved unanimously

• Loren made a motion to approve 5/24 and 6/7 minutes of the ZBA Public Hearings, Brian 2<sup>nd</sup>, and approved unanimously

4. Zoning Bylaw revisions, continue discussion:

5. Review & Discussion: Land use above 1500'

Discussion of possible conservation or forestry zoning district. Looked at maps to determine what portions of the town are at 1600 ft and 2000 ft to consider impacts of limiting development at elevation. Wildlife corridors and water infiltration are important at elevation. Discussion followed that if we limit development in one area, then we need to make it easier in another. Possibilities for designated growth areas were considered included possible sites for an economic development zone or industrial park type of development. It was emphasized that an area designated for development must have specific infrastructure available ie power and internet. Pat will talk with NVDA and Carrie to provide more context for infrastructure and how to site a designated development area. Economic development in Westfield would be both housing and businesses.

6. Next steps – Bylaw revisions

Ellen will have clean drafts of Articles 3 and 4 which includes Zoning Districts and permitted uses. Ellen will also bring a summary of information from other towns regarding conservation districts, economic development areas, and their corresponding uses for the group to view together and discuss.

7. Scenic View NOD - Sign

Members signed the NOD

8. Other Business

No other business

9. Next Meeting

Next meeting will be July 26 at 6 pm at the Westfield Community Center

10. Adjourn

Kitty made a motion to adjourn at 8:10, Loren 2<sup>nd</sup> and motion carried.

Minutes respectfully submitted by Ellen Fox