

Westfield Planning Commission Meeting Minutes
October 25, 2021 at 6 p.m.
Westfield Community Center, 59 North Hill Rd., Westfield, VT

1. Call Meeting to Order

Pat called the meeting to order at 6:04 pm.

In attendance: Brian Dunn, Kitty Edwards, Ellen Fox, Loren Petzoldt, Pat Sagui

2. Additions/Changes to the Agenda

Pat added discussion of personnel changes to the Planning Commission

3. Approve October 11 minutes

Pat noted a couple spelling and grammatical errors to change. Also, she suggested to add a phrase so the record of discussion on solar arrays will read "Solar arrays that are roof mounted and do not extend more than 10 ft are exempt. Need more discussion of ground mounts and if roof mounted solar arrays are exempt from overall height maximum as follow-up before final draft of Bylaw revision."

Loren made a motion to approve the minutes as amended. Kitty 2nd. Unanimously approved.

A. Business from minutes

Pat attended a workshop that discussed housing in Vermont. She will share the recording with PC members. Pat also spoke with Jim Eikenberry at NRCS to explore options for easements or conservation in riparian areas for individual landowners. Jim shared some options including funding for road improvements for sugarmakers. Pat will share the list of options and programs with the members of the PC. There is potential to develop a flyer with these options to hand out at the Town Office, Town Meeting, etc.

4. Zoning Bylaw revisions:

Article 7: General Regulations – 10/11 edits approve

It was agreed to remove 702.01 in the proposed revision, which assign a single principle use to a parcel.

Discussion of what constitutes "finished" and habitable, and affirming that Westfield does not conduct inspection, create, or require Certificate of Occupancy. Planning Commission members agreed to remove the stipulation that abandoned conditional uses become null after one year. The PC discussed that permits generally run with the land and a permitted use is an asset to the parcel.

Seventy decibels as the maximum sound level at the property line for general performance standards were considered.

Pat noted that the terms "Conditional Use Review" and "Site Plan Review" need to be consistently capitalized throughout the Bylaw

Discussion of setbacks from waterways followed. The PC affirmed that the proposed Bylaw revision needs to define waterway and if that includes a human-made spillway or outlet pipe.

Article 8: Specific Use Standards – first review/edits

PC members will come to the next meeting ready to make comments and suggestions.

5. Next Zoning Bylaw draft – schedule of feedback to Ellen

6. ARPA muni funding – report out from Webinar

Pat will watch the webinar and share the link with Ellen to watch also.

7. VDH public policy survey on substance abuse issues

Pat sought input from members about substance abuse in Westfield. Members suggested Pat also check with the ambulance, sheriff, and school for input to the survey responses.

8. Other Business

Zoom meeting with House and Senate leadership: Krowinski and Balint – Nov 8

We will gather for our next meeting at 5:30 to be part of the zoom meeting to collect information from towns. Pat will send the survey to PC members.

Yvan LaPlume has resigned from the PC due to his work schedule. Shawn Baraw has also resigned from the PC. The PC will develop a list of candidates for these positions.

Ellen discussed that it appears Rozelle's is not in compliance and there is significant erosion from the driveway. We also need to review the landscaping conditions of their permit.

9. Next Meeting

5:15 pm at the Westfield Community Center

10. Adjourn

Loren made a motion to adjourn, 2nd by Brian. Meeting adjourned at 7:38 pm.

Minutes respectfully submitted by Ellen Fox