

Westfield Planning Commission Meeting Minutes

November 8, 2021 at 6:30 p.m.

**Prior to Meeting: 5:15 – 6:30 Zoom Orleans County Community Futures with Vermont Speaker of the House, Rep. Krowinski, and Senate President Pro Tem, Sen. Balint
Westfield Community Center, 59 North Hill Rd., Westfield, VT**

1. Call Meeting to Order

Pat called the meeting to order at 6:42 pm.

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

2. Additions/Changes to the Agenda

No additions or changes were made

3. Approve October 25 minutes

Loren made a motion to approve the minutes, Brian 2nd the motion.

Kitty asked for clarification of the 70 decibels at the property line performance standard, and how the regulation would be enforced. Ellen responded that the 70 decibels is a guiding standard for new projects to consider during conditional use review, and that a individual could seek to enforce the Zoning Bylaw (re excessive noise) by calling the attention of the Zoning Administrator to a potential zoning violation for excessive persistent noise.

Motion passed, and the minutes were approved.

A. Business from minutes

The Planning Commission made an inquiry to the Act 250 regional office regarding a potential violation of the Act 250 permit at the property under development on Rt. 100, owned by Marielle Demuth.

Pat provided a handout with resources provided by Jim Eikenberry at NRCS. These resources are funding sources and programs for landowners to benefit from conservation measures on riparian and wetland areas to promote water quality. The list will be posted on the Town website, and possibly discussed at Town Meeting. The Planning Commission will consider other ways we can spread the word and act as liaison for Westfield residents to access these resources.

Pat and LaDonna will complete the substance abuse survey we received from the State.

Members discussed different ways to create a list of candidates for new members to the Planning Commission. Pat will talk with LaDonna about looking at the grand list for a comprehensive view of potential members.

4. Zoning Bylaw revisions:

Article 8: Specific Use Standards – review new draft with first round edits

Members discussed each section of the draft Article 8

Prohibition of junkyards in Westfield was removed from the draft revision of the Bylaw.

Two areas that need additional clarification are the State of Vermont regulations around campgrounds and child care services. Ellen will review these and make sure we do not duplicate or contradict these regulations. At the same time, our Bylaw needs to provide enough information about those regulations to provide guidance for a Westfield resident to pursue those uses.

New, specific application requirements for commercial natural resource extraction are included in the draft revision of the Bylaw.

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

Ellen distributed an updated timeline for the drafting of proposed revisions.

11/15 – PC members will receive Article 8 sections on telecommunication facilities and renewable energy, and Article 9: Special Overlay Regulations. PC members will bring comment and suggestions to the 11/22 PC meeting.

Pat will bring zoning maps to the 11/22 meeting.

Pat also provided resources regarding short term rentals and pointed out that we need to be sure our regulation of residential units does not differentiate between rental units and non-rental units. Any regulation of short term rentals will be through Ordinance.

6. ARPA muni funding: <https://www.vlct.org/resource/arpa-funds-take-your-time-and-think-big>

8. Other Business

Ellen collected signatures on time sheets and she will populate the time sheets with meeting dates based on attendance from the meeting minutes for 2021. Ellen will complete a time sheet for Yvan and provide it to LaDonna so he can sign it at the Town Clerk's Office.

9. Next Meeting

Monday, November 22 at 6:30 pm at the Westfield Community Center

10. Adjourn

Kitty made a motion to adjourn and Brian seconded. Motion passed and the meeting adjourned at 8:05 pm.

Minutes respectfully submitted by Ellen Fox