

**Westfield Zoning Board of Adjustment
Public Hearing April 25, 2022**

Present: Brian Dunn, Kitty Edward, Loren Petzoldt, Pat Sagui
Applicant: Anthony Tanguay
Members of the public: Will Young, Zoning Administrator

6:03 pm Pat called the hearing to order and gave a brief overview of Hearing process. The purpose of the hearing is to consider an application by Anthony Tanguay to construct a 50' x 120' heated storage building at 790 VT Route 100. The property is in the Village district. The construction of storage buildings is a Conditional Use and requires a hearing by the Zoning Board of Adjustment.

Applicant presented Site Plan

- new culvert for stormwater to drain to existing ditch
- leave existing trees outside actual excavation area
- 4/12 roof
- VTrans JO, no work in Rte 100 ROW
- Perimeter gravel drive - W and E sides 20', N and S ends 30'

Submission of Evidence

Questions from Zoning Board of Adjustment (ZBA):

Q: Pat – tell us about lighting – Downward type, motion sensor outside and inside

A: Lights are 24/7

Interior hallway lighted, no light in units.

Q: What about heated units?

A: Only interior 24 units insulated and heated, each has ceiling mounted Rinnai propane heater over door. Set at 60 degrees with lock box.

Fuel tank will be buried 10' from property line, 10' from building

Q: What about site drainage and removal of soil?

A: Engineer looked. Remove topsoil, cut and fill to level, leave natural vegetation, 18" gravel base (ck #s on revised site plan)

Q: Why heated units?

A: Seems like an underserved market. Get lots of inquiries

Storm drainage using existing ditch behind existing building, new culvert under new, raised entrance to existing ditch to West (and crossing south end of Veilleux property.

Q: Pat mentioned that use of VTrans ditch network requires Section 1111 permit.

Site plan did not have the information requested by ZA per bylaw. Referenced pages 14, 21, and 55. Will send itemized list of what we want to see.

Kitty – what is the concrete cover in the driveway

A: old septic that will be removed

Q: Loren asked for clarification about grading on the new site plan

A: Applicant said it would be included

Q: Pat asked about the sign

A: May change the business name so it's the same at all his locations

No expected changes to amount of traffic, referenced some studies

No change to drive entrance off Rte 100

Pat announced there would be a continuance so the applicant can provide the requested information missing from the site plan. The applicant will talk with engineer.

Q: Loren asked what is your timeframe?

A: Get town permit, then apply for Act 250, then appraisal.

Estimate begin construction late summer

Q: What are main building materials, steel, wood?

A: Wood, asphalt roof, grey color, blue doors

Q: Brian What are the # of units

A: 24 heated with interior access, 24 outside access, 10' x 10' or 11', 10' walls closed at 8' with burglar bars so can't move from one unit to the next

Pat will provide an email with list of required info for continuance. ZA will send contact email and phone info to Pat to facilitate communication.

Continuance:

Continuance set for May 9, 6pm. Engineer will supply new site plan by May 4, 2022

6:58 pm Loren made a motion, second by Brian to suspend presentation and enter executive session. Motion passed unanimously.

7:09 motion by Loren to exit closed session, Brian seconded. Motion passed unanimously. ZBA returned to public hearing and Pat announced continuance of hearing to May 9, 6pm

7:10 Loren motion, Kitty 2nd to close the hearing to be continued May 9. Motion passed unanimously.