

**Westfield Planning Commission and the Westfield Zoning Board of Adjustment  
Public Hearing May 9, 2022, continued from April 25, 2022**

**Present:**

Pat Sagui (chair), Brian Dunn, Kitty Edwards, Ellen Fox, Loren Petzoldt

**Applicant and representatives:**

Anthony Tanguay

**Members of the public:**

Will Young, Zoning Administrator

**Continuance:** Pat Sagui opened the continuance of the public hearing at 6:02 pm. This is a continuance of the Public Hearing of April 25, 2022 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.

**Submission of evidence:**

The applicant had provided an updated site plan between the previous hearing on April 25 and this hearing. The Board reviewed the site plan and asked the applicant some questions.

Q: Is the catch basin shown on the site plan in the state right-of-way?

A: The applicant did not know and Will Young left the meeting to conduct a site visit. He returned having observed that the catch basin is a grate in the state right-of-way. When runoff collects there, it flows into a ditch on the west side of RT 100 where it subsequently flows south into a culvert and is transmitted under the road.

A Board member noted that water runs across the road there during heavy rain events.

Q: Describe the grass channel, direction of flow, and infiltration in the vegetated areas shown on the site plan and how this will affect the amount of discharge into the catch basin.

A: The applicant stated that the engineer designed the grading so that there will not be discharge, and that all the runoff from the new building will infiltrate because it will be slowed down and soak into flat areas.

Q: Why not send water to the back of the property?

A: The applicant stated that they were not touching the back 20% of the property and the overall topography of the site drains to the front.

Q: What duration and intensity of storm was used to estimate the amount of runoff?

A: The applicant did not know and so the Board noted that they would call the engineer on the project, Matt Houghton, to get an answer.

Q: Just to confirm, there will not be any changes to the edges of the property, in the setback areas?

A: The applicant stated that is correct, the only excavation will be in the area that is already cleared.

Q: What kind of heating will be in a portion of the building? So we have all the information if we need to review any of the HVAC system for the permit.

A: The applicant stated that the heating will be wall mounted rinnae propane heaters mounted in each storage unit that has interior access. There will be no water in the building, and no power for storage users.

A Board member noted that a zoning permit doesn't require any special review or language to include heating in the storage units as long as it is included within the proposed structure and does not change the use of the structure.

The Board had questions for Matt Houghton, engineer, who was not immediately available by phone. Kitty motioned to suspend the hearing with a continuance at 7pm the same evening, May 9. Loren seconded the motion. The motion passed. Hearing suspended at 6:25 pm.

At 7:02 pm, Pat reconvened the public hearing to take testimony from Matt Houghton by phone.

Q: How did you estimate the capacity of the infiltration areas to accommodate runoff from the newly created impervious surface, and what intensity and duration of storm did you use to estimate the volume of runoff?

A: Matt stated that he did not estimate infiltration capacity or calculate the additional runoff as a result of the building because it wasn't required by the state stormwater permitting since it was less than one acre of impervious surface. The grass channel will be graded with 3:1 slope sides and 2 ft wide at the flat bottom. Matt feels that the building won't increase the drainage from the site.

Q: Describe how the infiltration capacity of the grass channel or vegetated areas will be increased.

A: There will not be soil amendment or excavation in the vegetated areas.

**Executive session:** Loren motioned to close the taking of evidence and enter executive session. Kitty seconded the motion, and the Zoning Board of Adjustment (ZBA) entered executive session at 7:14 pm.

At 7:53 the ZBA exited deliberative executive session. Loren made a motion to approve the site plan as submitted and permit application submitted by Anthony Tanguay to construct a 50' x 120' heated storage building at 790 VT Route 100. Brian seconded the motion. The motion passed unanimously, with Ellen abstaining.

Kitty made a motion to exit the public hearing. Ellen seconded. The motion carried and the public hearing adjourned at 7:55 pm.

Minutes respectfully submitted by Ellen Fox

**Westfield Planning Commission  
Agenda  
May 9, 2022 following 6 PM Hearing Continuance  
Westfield Community Center, 59 North Hill Rd., Westfield, VT**

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Present: Brian Dunn, Kitty Edwards, Ellen Fox, Loren Petzoldt, Pat Sagui  
Members of the public: Will Young, Zoning Administrator

**1. Call Meeting to Order**

Pat Sagui called the meeting to order at 6:30 pm

**2. Additions/Changes to the Agenda**

None

**3. Approve November 22 minutes**

Loren made a motion to approve the Nov 22, 2021 minutes, Kitty 2<sup>nd</sup> the motion. Motion passed.

**Business from minutes:**

Pat clarified that the community substance abuse survey had been completed and returned.

Loren made a motion and Kitty 2<sup>nd</sup> to move other business, and hear it before/as item 4.  
Motion passed

**4. Other Business**

Will Young, the Zoning Administrator, raised an issue that a permit holder appears, based on the Town Listers assessment, to have initiated use of a structure as an accessory dwelling when the permit is for a shed/garage as an accessory structure. The ZA will make a written inquiry and recommend a way to bring the permit holder into compliance.

7:02 pm Ellen motioned to re-enter the public hearing to take testimony from Matt Houghton by phone. Loren 2<sup>nd</sup>. Motion passed.

7:14 pm Exited public hearing and returned to Planning Commission meeting

**5. Zoning Bylaw revisions:**

**Updates from Ellen:**

Ellen has been communicating with Sacha Pealer, floodplain manager with DEC about the model Special Flood Hazard Area bylaw and the version currently in our revisions. FEMA regulations may require inclusion of extraneous regulation language in our bylaw.

**Revised schedule to complete Bylaw draft:**

The PC outlined a revised schedule for the bylaw revision

Meeting minutes May 9, 2022 Regular Meeting

Article 7 –

Draft May 19 and discuss at meeting May 23

Second draft June 8 and discuss at meeting June 13

Article 8 –

Draft June 22 and discuss at meeting June 27

Second draft July 6 and discuss at meeting July 11

Article 9 –

Draft July 20 and discuss at meeting July 25

Edit for unified style and format, insert diagrams and tables –

August

**6. Next Zoning Bylaw draft section/s – schedule of feedback to Ellen**

Pat provided materials for the PC to review for possible additions to the Zoning Bylaw

It was noted that off-grid small scale hydro needs to be included, and that the town does not have jurisdiction over any power generation that will be connected to the grid.

**7. Next Meeting**

May 23, 2022 at 6 pm

**8. Adjourn**

Loren made a motion to adjourn. Kitty 2<sup>nd</sup>. Motion passed and the meeting adjourned at 7:58 pm.

Minutes respectfully submitted by Ellen Fox