

Westfield Planning Commission Agenda
June 13, 2022 6:00 pm
Westfield Community Center, 59 North Hill Rd., Westfield, VT

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

Members of the public: None

1. Call Meeting to Order

Pat Sagui called the meeting to order at 6:00 pm

2. Additions/Changes to the Agenda

The review of Tanguay Notice of Decision for grammatical consistency and clarity of conditions was added as item 3B.

3. Approve May 9 Planning Commission meeting minutes

Loren made a motion to approve the May 9, 2022 minutes, Kitty 2nd the motion. Motion passed.

3B. Addition – Tanguay Notice of Decision

The PC discussed and refined wording for clarity and grammar. The minutes from the Zoning Board of Adjustment May 9 hearing will be approved at the next scheduled ZBA meeting.

Business from minutes:

No business

4. Zoning Bylaw revisions:

Updates from Ellen:

The current Article 8 under consideration contains provisions for the regulation of junk and junky yards. Previous discussion within the Planning Commission left the question open whether to draft an ordinance as many other towns have to regulate visible outdoor storage or to include more specific requirements for outdoor storage in the zoning regulations. The PC came to consensus that we will draft a Town Ordinance on outdoor storage rather regulate by zoning. The Ordinance will be drafted and sent to the Selectboard prior to the hearing and approval process for amendment of the Zoning Bylaw.

Revised schedule to complete Bylaw draft:

Articles 7 and 8 – drafts to be distributed on June 22 for discussion at the June 27 meeting

Possible additions/changes

Pat distributed materials and resources for members to review regarding regulation of short-term rentals (such as AirBNB), natural subdivisions, campers or buses used as outdoor storage. PC members will review these topics and discussion was tabled until the next meeting.

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

Meeting minutes June 13, 2022 Regular Meeting

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

June 27, 2022 at 6 pm

July 11, 2022 at 6 pm

8. Adjourn

Loren made a motion to adjourn. Kitty 2nd. Motion passed and the meeting adjourned at 8:15 pm.

Minutes respectfully submitted by Ellen Fox