

Westfield Planning Commission and Zoning Board of Adjustment Minutes
July 11, 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 6:06 pm

2. Additions/Changes to the Agenda

None

3. Approve Minutes

A. June 13 Meeting minutes

Loren made a motion to approve the June 13, 2022 minutes, Kitty 2nd the motion. Motion passed.

B. ZBA May 9 Hearing minutes

Ellen made a motion to approve the minutes, Loren 2nd the motion. Discussion of to clerical errors to correct changing "it" to "is," correct Rinnae to Rinnai, and add "north" to create "northwest."

Loren made a motion to amend the minutes, Kitty 2nd the motion. So moved.

Loren made a motion to approve the amended minutes, Kitty 2nd the motion. So moved.

4. Zoning Bylaw revisions:

Edits to Article 8:

The provisions for junkyards and junky yards will refer to the regulation for salvage yards at the State level. Pat will review materials to prepare an ordinance for outdoor storage.

Mobile Home Parks provisions will contain a reference to the application and approval procedures for Planned Unit Development. Pat will check with Alison Lowe at NVDA for her experience including mobile home parks as part of the overall regulation and permitting of planned unit development.

5. Next Zoning Bylaw draft section/s

Updates from Ellen

Revised schedule to complete Bylaw draft

An updated outline of the new bylaw and schedule for revisions will be reviewed at the next PC meeting. Draft of Article 9 will be distributed for review on July 21st.

Possible additions/changes

-Cannabis production and sales will be regulated by Ordinance. According to State regulations, towns must allow retail where other types of retail are permitted and must allow production and manufacturing where other types of light manufacturing are allowed. Cannabis is not exempted from local zoning as Agriculture.

- Short term rentals will be a conditional use in all zoning districts if the parcel is not occupied by a permanent resident. Bed and Breakfast businesses will have similar regulations at the municipal level in addition to their regulation at the State level.
- Food truck or event permits need further discussion.

6. Other Business

Tax bills will go out soon. Pat and Ellen will develop an insert to make residents aware of the Bylaw revision.

7. Next Meeting

July 25, 2022 at 6 pm

August 8, 2022 at 6 pm

8. Adjourn

Kitty made a motion to adjourn. Brian 2nd. Motion passed and the meeting adjourned at 8:04 pm.

Minutes respectfully submitted by Ellen Fox