

Westfield Planning Commission Minutes
July 25, 2022 6:00 pm
Westfield Community Center, 59 North Hill Rd., Westfield, VT

Present: 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 6:12 pm

2. Additions/Changes to the Agenda

None

3. Approve Minutes

A. July 11 Meeting minutes

Loren made a motion to approve the July 11 minutes, Ellen 2nd the motion. Motion passed.

-Business from the minutes

Pat followed up on consulting with NVDA and a developer regarding inclusion of the mobile home park regulation in a new section to allow planned unit development (PUD.) Patrick Shattuck from RuralEdge provided written comment in support and provided remarks. Pat forwarded the comments to Ellen to include in the notes on that section of the proposed bylaw revision. Alyson at NVDA is away and Pat will follow up with her to get feedback.

4. Zoning Bylaw revisions:

Discuss proposed updates to Article 9:

Article 9 includes the section to regulate and approve PUDs. Pat will identify language in the Town Plan which articulates town values that are supported by the proposed PUD regulations which promote cluster development and maintaining intact natural resources, habitat, and spaces without structures. Discussion of Article 9 provided edits for Ellen to include in the proposed revision. In particular, the wireless communications section was updated to reflect current technology. Ellen will gather information about the certification wireless service providers must obtain from the VT Public Utility Commission. For the Special Flood Hazard Area regulation, the PC reviewed the ANR map which reflects what streams have a defined "river corridor" and smaller streams that would have a 50 ft setback for a structure or development.

5. Next Zoning Bylaw draft section/s

Updates from Ellen

Ellen provided an updated outline of the proposed revised structure from the existing bylaw format to the proposed, more user-friendly format. It highlights new sections in the proposed bylaw.

Revised schedule to complete Bylaw draft

Possible additions/changes

Meeting minutes July 25, 2022 Regular Meeting

Pat asked the PC to consider if there is an appropriate place for an indigenous land acknowledgement with the proposed zoning bylaw. Members affirmed that this is important, though there isn't a section of the bylaw that calls for it, and may serve to confuse the statutory jurisdiction of the Zoning Bylaw.

The PC also discussed the requirement for applicants to take out bonds for completion of projects as a condition of a permit. Currently there is a provision for the Zoning Board of Adjustment in the existing bylaw and the Development Review Board in the proposed bylaw to require a bond to cover the cost of restoring a site to the original condition following closure of commercial excavation or similar activity. To require a bond for completion of infrastructure would need to be administered and enforced along with Certificates of Occupancy which the Town of Westfield does not administer and so there was no proposal to include any additional bond requirements.

6. Other Business

A notice of the proposed bylaw revision went out with the tax bills.

The need to find readers for the definitions section was discussed.

Pat will inquire with the town attorney about review of the proposed Zoning Bylaw revisions.

At the next meeting, the PC will review a list of parcels that would be within the conservation district.

7. Next Meeting

August 8, 2022 at 6 pm

8. Adjourn

Kitty made a motion to adjourn. Loren 2nd. Motion passed and the meeting adjourned at 8:33 pm.

Minutes respectfully submitted by Ellen Fox