

Westfield Planning Commission
Meeting Minutes
Monday, January 30, 2023, 6:00 PM
By zoom

1. Call Meeting to Order

Pat called the meeting to order at 6:09

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

2. Additions/Changes to the Agenda

None

3. Approve Minutes

A. January 17 minutes

Loren made a motion to approve the minutes, Kitty 2nd

No discussion

Minutes approved.

– Business from Minutes – draft sewer hook up survey

Review of the survey was tabled to the next meeting.

4. Percent of total acreage in Westfield conserved now, and with addition of District (not necessarily conserved via land trust)

Loren made a motion to table this discussion to the next meeting, Kitty 2nd. Motion carried.

5. Bylaw Revisions Outreach

- Draft *Guide to Zoning*

Tabled to the next meeting.

6. Zoning Bylaw revisions:

The Planning Commission discussed the list of miscellaneous proposed revisions including:

-Removing a provision for the ZA to consult the Planning Commission to clarify intent of the Bylaw. Add decisions can be appealed to the DRB in the proposed revisions and so consultation with the PC is redundant and creates blurred guidelines for appeal.

-Remove the regulation of yards and define distance from property boundaries and rights-of-way in terms of required setbacks.

-Decrease lot size and setbacks in the Village

-Allow driveways within the setback

-For a subdivision to be approved administratively by the ZA, set a limit to the creation of up to 3 lots (including the original lot) within a 5 year time period.

-Clustering requirements and planned unit development and the goal of the town plan to maintain open space, ag land, and the rural character of Westfield.

-Much greater allowance to create housing density with 2 single household dwellings on a lot plus an accessory dwelling for each single household dwelling.

- Noise Standard sidebar explanation of terminology

Ellen will incorporate this into the proposed revisions.

- Setbacks for telecommunications towers
- Industrial performance standards – see Sutton, pg 23 (do we have this included?)
- Percent of total acreage in Westfield conserved now, and with addition of Conservation District

These topics were tabled until the next meeting.

7. Next Zoning Bylaw draft section/s

Updates from Ellen

Revised schedule to complete Bylaw draft

Ellen will send a draft of the proposed revisions this week to Sarah for review.

8. Other Business

None

9. Next Meeting

Feb 13, 2023 at 6 pm

10. Adjourn

Kitty motioned to adjourn, Loren 2nd and the meeting adjourned at 8:04 pm.

Minutes respectfully submitted by Ellen Fox