

Westfield Planning Commission

Agenda

Monday, February 26, 2024, 6:00pm

Westfield Community Center, 59 North Hill Rd., Westfield, VT

Attendance: Brian Dunn, Kitty Edwards, Ellen Fox, Pat Sagui

1. Call Meeting to Order -Kitty called the meeting to order at 6:09 pm

2. Additions/Changes to the Agenda-None

3. Zoning Bylaw revisions:

- Discussion of comment from the Feb 20 Public Hearing
 - Possible permitting pathway for walk in, ski in, snowmobile in, Short term rentals in the Mountain District

Ellen discussed that she was unable to find examples of private short term rentals as walk in sites along high elevation trails. The cabins that are available are owned and operated primarily by the Green Mountain Club. Pat mentioned that rentals without plumbing, etc may need state permits and may not be approved as commercial uses. There was a suggestion that a landowner could work with the Green Mountain Club to make a cabin available for hikers. There was discussion that a future amendment could be made to the Zoning Bylaw in the future to allow this kind of development in the Mountain District. The revised Bylaw may allow for camp sites in the Mountain District.

- Procedural tasks to forward the revisions to the Selectboard for adoption including reporting and guidance to form a Development Review Board

In the report to the Selectboard on the proposed revisions, Ellen will include instructions for the creation of a Development Review Board including that they must make a motion to establish the DRB of 5 members and 2 alternates, then appoint 5 members to the DRB. The DRB will, at its first meeting, organize itself with operating principles and set staggered terms for the members. It will also adopt a process to nominate 2 alternates to the DRB to be sure there can always be a quorum in attendance at a hearing. Also, the timeline to adopt the revisions and the potential impacts to spring zoning permit applicants will be outlined in the report.

- Homework

Pat will contact the state permit specialist about what would be needed for short term rentals at the state level and she will also reach out the Green Mountain Club for information on options to rent to hikers along the Long Trail.

Ellen will include the information noted in the report to the Selectboard. Ellen will evaluate campsites or a walk in campground as an option for short stays on a parcel in the Mountain District.

4. Other Business-None

5. Next Meeting

Hold for possible meeting March 11 6 pm, plan to attend the Selectboard public hearing tentatively scheduled for March 18 5:30 pm?

6. Adjourn

Ellen made a motion to adjourn. Brian 2nd the motion and the meeting adjourned at 6:47 pm