

Williamsburg Planning Board



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Minutes of meeting for 5/19/2008

Commissioners present: Roger Bisbee, Tim McQueston, Steve Snow, Neal Anderson, Jim Locke (recorder)
Others present: Paul Tacy, Building Inspector; Jessica Allan PVPC; Dennis Nolan applicant, ~15 members of the public

Chairman Bisbee called the meeting to order at 7:05

Discussion:

- Dennis Nolan came in for ANR approval for two lots on Nash Hill and Depot Roads. Discussion, then unanimous approval of ANR. Mr. Nolan's check for \$50 received.
- Discussion of how the PB accepts funds and earmarks them for the Town Clerk to deposit. Chair Bisbee showed a voucher form we're supposed to use. Chair will talk to Clerk about procedure and report back to PB. PB does not wish to process checks.
- Chair introduced Paul Tacy, Jessica Allan, and the Board to attendees from the public. There followed a discussion between Tacy and the public about the intent of the proposed changes to bylaw section 14. Public was unclear about the intent, and couldn't tell what was being changed. After answering many questions, Tacy left. PB agreed to table the motion on Town Meeting floor.
- Chair Bisbee introduced Tim McQueston, who read a prepared overview of the proposed ARHC bylaw and why the PB is introducing it to the Town. Tim's talk was well received. Much discussion followed, briefly:
 - a) suggestion – to require that in section 9.3.b frontage be continuous
 - b) question – can open space be defined to prevent it from being "off in the distance"
 - c) question – should parking be at the buildings, or in a lot
 - d) question – how to ensure sidewalks are useful (suppose there is no sidewalk at frontage)
 - e) question – can larger structures be included under Comprehensive Permits
 - f) question – need only one party be 55 yrs. or older to qualify
 - g) question – does this need language preventing a developer from paying to extend Town water and sewer in order to develop a lot outside the water/sewer overlay
 - h) suggestion – strike 2nd sentence of section 9.45 (Historical Commission unlikely to be capable to act as proposed)
 - i) question – what is the relevance of soil test pits in section 9.62 – no perc tests
 - j) question – does Yield Plan (9.61) state what PB considers the minimum number of units? Maybe 9.64 could add sentence saying Yield Plan is interpreted by PB to equal maximum possible under the Town subdivision regulations. Also looking for clarity about rounding unit count up or down.
 - k) question – can public accessibility to open space be mandated
 - l) can there be a time limit on an application? Can it be transferred? Martin Mahoney answered – there is a two year limit on a Special Permit app.
 - m) question – can there be a cost limit for units? J. Allan: the standard definition of Affordable is housing cost no greater than 30% of income
 - n) question – what if units sit empty? J. Allan: not likely, in PVPC experience
 - o) suggestion – definitions in 9.6.1, flooding, etc.
 - p) suggestion – sec. 9.5.1.c change "appropriate" to feasible. Also same in section d.
 - q) question – how is Open Space owned and controlled? JA: controlled by owners like all land
 - r) question – in section 9.5.1.g, who will enforce Open Space regulations? Shall enforcement be funded by the developer, or HOA?
 - s) question – is the intent to primarily accommodate Williamsburg residents? JA: can't require residency for Market rate units, maybe possible for Affordable units.

- t) question – in Yield calculations, is unbuildable land deducted first? A: yes
- u) question – how is affordability enforced after the initial sale? JA: recommend a 99-year deed
- v) question – sec. 9.2.6: do Assessors know the number of residential units in Town. Do we just ask them to find out the percentage of Affordable we have or need?
- w) question – can the "carrot" this regulation proposes make the [open space?] land more available to all town residents? Tim McQ: that would remove tax dollars, Eric Weber: then the HOA would have no control over its use or appearance
- x) question – how is age restriction monitored? Is there a grace period when owner dies?
- y) suggestion – 9.2.3 should say "4% of gross square footage of buildings in ARHC"
- z) suggestion - sec. 9.3.c needs clarity for setbacks, not clear as written
- aa) question – should we specify minimum acreage for one of these
- bb) suggestion – fees should be as set forth in Subdivision bylaw.

- No Minutes were discussed.

Meeting was adjourned at 9:20 PM Next meeting: May 27, 2008, to discuss results of public presentation of ARHC and how to present it at Town Meeting.

Respectfully submitted,

Jim Locke

Roger Bisbee Tim McQuestion Steve Snow Andy Soles Jim Locke Neal Anderson
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