



Minutes
for meeting on
October 24, 2016
Approved

Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Ph: (413) 268-8400

Fax: (413) 268-8409

Members:	present	not present
Jim Locke	x	
Steve Snow	x	
Robert Barker	x	
Steve Smith	x	
Charles Dudek		x
Kathy McKeown		x
Others present:		
Susan Fortgang		

Chairman Jim Locke called the meeting to order at 7:01PM.

1. Locke updated the Board on recent planning and zoning decisions and upcoming hearings from neighboring towns.
2. Regarding Tilley's ANR application, Locke shared the opinion of Town Legal Counsel that the 1988 Select Board decision to extend Valley View Road by 30 feet was not legally effective. Therefore the proposed lot would not have sufficient frontage. Locke pointed out that Tilley could petition Town Meeting to approve the 30-foot extension and then re-apply. Upon reviewing the submitted plans, the Board also noted that the Mylar plan had not been revised to show the intended boundaries.
3. Locke informed the Board that Kathy McKeown had resigned from the Planning Board as of that day. All agreed that she would be missed. Locke noted that we need to recruit new members, especially from Haydenville.
4. The Board discussed attendees and quorum for the Nov. 2 joint meeting with the Zoning Board of Appeals on the Valley View Farm Site Plan Review.
5. The Board reviewed a draft of the decision document for Valley View Farm. After the group agreed on minor edits, Steve Smith moved that the Board should approve the Site Plan Review Decision dated October 24, 2016. Steve Snow seconded the motion and it was approved 4-0. [Decision is appended to these minutes]
6. The Board set its next two meetings for Nov. 2 (joint with ZBA) and Nov. 7.
7. The Board reviewed minutes from the October 4 meeting. Robert Barker moved to approve the minutes as written. Snow seconded and the motion passed unanimously.
8. The meeting adjourned at 8:44PM.

Respectfully submitted,
Steve Smith

Williamsburg Planning Board



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Site Plan Review by Williamsburg Planning Board

Decision Date: October 24, 2016

Application: Susan Fortgang and David Nehring

For The Valley View Farm Event Venue

16 Walpole Road

Haydenville, MA

Filed: July 25, 2016

Additional Information was provided at the Joint Public Hearing on September 22, 2016, from letters and emails from abutters and lawyers and contractors for the applicant and abutters, from the Superintendent of the Williamsburg Highway Department, from the Chief of the Williamsburg Fire Department, from the Williamsburg Police Department, and from a site visit to 16 Walpole Road on August 15, 2016.

BACKGROUND

Section 6.1 of the Zoning Bylaw for the Town of Williamsburg states: The purpose of Site Plan Review is to further the purposes of this Bylaw and to ensure that new development of large, non-residential and non-agricultural structures is designed in a manner that reasonably protects visual and environmental qualities and property values of the Town, and assures safe vehicular access, safe pedestrian movement, and adequate drainage of surface water.

Section 5.10 of the Zoning Bylaw for the Town of Williamsburg states: Any substantial change, alteration, or expansion of a use allowed by Special Permit shall require a new special permit from the Zoning Board of Appeals.

Section 6.0 of the Zoning Bylaw for the Town of Williamsburg states: No Special Permit or building permit shall be granted for any non-residential structure or structures which have a footprint exceeding 5,000 square feet, unless a Site Plan has been reviewed by the Planning Board.

Section 3.2 of the Zoning Bylaw for the Town of Williamsburg indicates that any recreational business, restaurant, or service business use in the Rural Zone requires a Site Plan Review. This Section of the Zoning Bylaw does not specifically reference an "Event Venue", but the opinion

of the Planning Board is that “Event Venue” falls under the definition of “Recreational Business”, which requires a Site Plan Review in all zoning districts in the Town of Williamsburg.

FINDING OF THE PLANNING BOARD

According to Section 6.61c of the Zoning Bylaw for the Town of Williamsburg the Planning Board finds that the proposed project will constitute a suitable development subject to any conditions, modifications, and restrictions the Planning Board may deem necessary or appropriate.

This finding is subject to specific conditions, modifications, and restrictions which are attached below and made part of this decision by the Planning Board.

Members of the Planning Board:

October 24, 2016

James Locke _____
Chairman

Robert Barker _____

Charles Dudek Recused

Stephen Smith _____

Stephen Snow _____

SPECIFIC CONDITIONS, MODIFICATIONS AND RESTRICTIONS

1: Section 6.51c of the Zoning Bylaws of the Town of Williamsburg.

Valley View Farm has developed an emergency response plan for events. This plan should be reviewed with the Williamsburg Fire Department and the Williamsburg Police Department on an annual basis and updated and amended as needed and as directed by those departments. In addition Valley View Farm should post “No Parking” signs on Walpole Road, as directed by those departments.

2: Section 6.51d of the Zoning Bylaws of the Town of Williamsburg.

All drainage and storm water management systems should be maintained in full working order.

3: Section 6.51g of the Zoning Bylaws of the Town of Williamsburg.

Outdoor lighting shall be designed to prevent glare or light which strays beyond the property boundary, according to the lighting plan filed with the Site Plan. Lights in the parking areas, and lights in the pavilion, and any other outdoor lights not required for safety or security should be

turned off no later than 11:00 PM on any night. Parking area lights should only be lit when needed for parking related to ongoing events or when needed for safety reasons.

4: Section 6.51h of the Zoning Bylaws of the Town of Williamsburg.

Amplified sounds will be restricted to the event building (per site plan), and during activities that include amplified sounds, doors and windows on the event building should remain closed, except during emergencies. No amplified sounds should be allowed outside in the pavilion (per site plan) or elsewhere on the property. All events should end no later than 10:00 PM, unless a later time is approved in advance by the Williamsburg Select Board for each event.

5: Number of events per year.

Events at the Valley View Farm venue, that are designed to utilize the event building and pavilion, should be limited to 100 events per year, with no more than four in any one week period.

6: Permitted signs that are off premises.

Valley View Farm may retain the two Mass. DOT signs on Route 9 and matching signs on South Main Street and at the bottom of Walpole Road. A directive sign may also be maintained at the bottom of Walpole Road, within the town's right-of-way, no larger than five square feet in size.

7: Pedestrian access.

Pedestrian access on the property should be guided by sufficient signage to minimize as much as possible any conflict between vehicular and pedestrian access.