



Minutes
for meeting on
November 22, 2016
approved

Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

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Members:	present	not present
Jim Locke	x	
Steve Snow	x	
Robert Barker	x	
Steve Smith	x	
Charles Dudek	x	
Chris Flory	x	
Others present:		
Osa Flory, Mary Dudek, Tom Miranda, Fran Tilley, Jeff Bosworth, Annette Larareo and Mark Larareo		

Chairman Jim Locke called the meeting to order at 7:03PM.

1. Locke welcomed Chris Flory as a new member of the Board.
2. Mark and Annette Larareo brought a slightly revised plan for the subdivision the Board had approved on October 17. After discussions with the neighbor one corner marker of the property had been moved and as a result another corner of the smaller parcel (the parcel being divided off) also moved. The new plan showed proper frontage and was stamped by surveyor Randall Izer. Steve Smith moved that the plan did not require approval under the town's subdivision control law. Robert Barker seconded the motion and it passed unanimously. Board members signed the mylar plan for the applicants.
3. Locke told the Board that there is a possible new solar farm being planned near the western boundary of the town on land owned by Hull Forest Products. An application might be forthcoming soon.
4. Fran Tilley, her attorney Tom Miranda, and Jeff Bosworth came before the Board to discuss the frontage for a subdivision of land they are planning on Valley View Road. After some discussion on the definition of a *way* versus a *public way*, Locke asked the applicants to find out the date that Williamsburg adopted the Subdivision Control Law and to provide evidence that Valley View Road was a way at that time.
5. Building Inspector Louis Hasbrouck joined the meeting for a discussion of the sign restrictions in the Zoning Bylaw, how to communicate the intent of the bylaw to business owners and how to improve enforcement.
6. The Board reviewed minutes from the Nov. 7 meeting. Steve Snow moved to accept the minutes, Barker seconded the motion, and the motion passed 5-0 with Charles Dudek abstaining.
7. The Board reviewed minutes from the October 24 meeting. Locke suggested that "ANR" in the second paragraph should be replaced with "lot." Steve Smith moved to accept the minutes as amended, Locke seconded the motion, and the motion passed unanimously.
8. The Board set its next meeting date for Monday December 12, with no other meetings planned for December. The next following meeting would be Tuesday January 3.

9. The meeting adjourned at 8:45PM.

Respectfully submitted,
Steve Smith