



Williamsburg Planning Board

141 Main Street, P.O. Box 447

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Minutes for meeting on **January 11, 2021**

| Member | Present | Not Present | Member | Present | Not Present |
|------------------------|---------|-------------|--------------|---------|-------------|
| Amy Bisbee | X | | Eric Schmitt | X | |
| Chris Flory | X | | Steve Smith | X | |
| Holly Hendricks | X | | Steve Snow | X | |
| Jean O'Neil | X | | | | |
| Others present: | | | | | |

At 7:03 pm Chair Bisbee called the meeting to order.

1. Minutes approved for 12/14/2020, with note that the meeting originally scheduled for January 4th was moved to January 11th.

| Meeting Date | Comments | Motion to Accept | Motion to Accept as Amended | Second | Vote Yea - Nay |
|--------------|----------|------------------|-----------------------------|--------|---|
| 12/14/20 | | O'Neil | Flory | | 6-0 Hendricks abstained due to absence |

2. Continued discussion of marijuana cultivation zoning regulations and possible changes to zoning bylaws (section 9.26 and the use table), particularly with regard to the rural zone. Chair noted that in consulting with selectboard on this matter, there is a concern about limiting the tax income potential. Discussion of practicalities of gathering public input via public information (or "listening") session, followed by a public hearing. Discussion of best methods for notifying and

eliciting public input. Discussion of state marijuana establishment categories, and Craft Cooperatives. Board agreed to further investigate the tax potential of marijuana cultivation to the town, and to proceed with the process of getting public input. Smith offered to investigate the tax potential question further.

3. Discussion of PILOT agreements for recently-approved solar projects. Board is not aware of PILOT agreements being finalized.

4. Discussion of proposed bylaw language changes for accessory apartments to allow detached accessory apartments, and to modify the use table. Review of proposed changes circulated by chair in draft form, and previously discussed. Board reaffirmed the proposed language relating to detached apartments applies to long term rentals only, not short term rentals. Board looks forward to hearing from the public on this topic.

5. Discussion of process and goals for possible bylaw amendment proposals related to solar arrays. Specifics include invasive plants, changing battery technology and the impact on safety and visual impact and screening. Board to investigate invasive plants revisions further. O'Neil offered to explore language tweaks further.

The next planning board meeting date is set for January 25th, 2021, at 7pm.

At 8:26 pm the meeting adjourned.

Respectfully submitted,
Eric Schmitt