



Williamsburg Planning Board

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Minutes for meeting and tree hearing on **May 3, 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				
Other attendees: Tom Por, Tree Warden; John and Angela Otis					

At 7:04 pm Chair Bisbee called the meeting to order.

1. Tree hearing. Property owner John Otis spoke and notes most marked trees are ash. Most being removed for planned driveway, some removed to ensure not a future threat to home. Some are dead, some are scrubby. Big maples to stay. Trees are located along about half of the frontage, which totals 530'. Tree warden Por spoke to the specifics of tree location, described his prior meeting and walk through with property owner, and rationale for tree selection. Resident Osa Flory's email read into minutes (see below).

Smith moves to concur with tree warden's recommendation at Old Goshen Road, Snow seconds. Motion carries 6-1, with Flory voting nay.

Board discusses future process improvements to tree hearing. Examples cited include opportunity to 1) review reason for tree removal prior to hearing, 2) review and tree warden comments prior to hearing, and 3) value of site visits.

2. Draft minutes for April 22nd and April 26th meetings to be reviewed at next meeting.

3. Discussion of proposed bylaw changes, and related recent public hearing. Chair Bisbee notes that town attorneys feel the hearing was valid and proposed changes can move forward. Discussion of detached accessory apartments. Chair Bisbee proposes to adopt setback language used elsewhere in the bylaws. Discussion of specific setback distances and difference in village and rural zones. Board agreed to adopt the proposed language, and settled on a distance of 40'. Discussion of commercial solar arrays, specifically energy storage. The fire chief's feedback was discussed. Chair Bisbee to send proposed bylaw changes to town lawyers for review.

Smith moved that we send draft detached apartment bylaws as dated May 3rd to town administrator for review by town attorney and inclusion in the town meeting. ONeil seconded. Motion carried unanimously..

Schmitt moved that we send draft solar bylaws as dated April 1st to town administrator for review by town attorney and inclusion in the town meeting. Smith seconded, motion carried unanimously. .

At 7:55pm the meeting adjourned. The next scheduled meeting is May 24, 2021 at 7pm.

Respectfully submitted,
Eric Schmitt

From: **Osa Flory** <>

Date: Mon, May 3, 2021, 5:18 PM

Subject: Tree Hearing on Old Goshen Rd., Williamsburg

To: Amy Bisbee <>

Hello,

I cannot be present at tonight's meeting. Being a former member of the Williamsburg Tree Committee, the number of proposed tree removals on Old Goshen Rd. caught my attention.

As a tree warden, we were taught that live trees come before people. If a driveway is to be built, an owner has the right to cut town trees after consulting with the tree warden. Sometimes there is more than one choice as to where to build the driveway.

Of the trees on Goshen Rd., counting from South West towards North West,

First tree: dead

2nd tree: live

3rd tree: dead

4th tree: live

5th tree: live

6th tree live

7th tree live

8th tree live

There is an opening between the 8th and 9th tree that could serve as a driveway.

9th tree live

10th tree looks unhealthy

11th and 12th tree are hard to judge due to being early spring

13th tree live tree

14th & 15th tree cannot tell due to no leaves yet.

16th tree live

17th tree dead

18th tree live

In my opinion, unless there is an issue of safety to the Town of Williamsburg, few of the trees

on Old Goshen Rd. should be allowed to be cut down. Our current tree warden will have a lot of expertise to guide us in making a good decision.

Osa Flory

82 Petticoat Hill Rd.,

Williamsburg, Ma



Planning Board - Public Hearing

April 26, 2021

Topic #1 - Allow accessory apartments in detached structures

Topic #2 - Update commercial solar array bylaws

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Detached Accessory Apartments

Under current zoning, Accessory Apartments

- Allowed only if attached to (or within) the owner's primary residence
- Not allowed in detached buildings (e.g., garage, barn, etc.)

All Accessory Apartments

- Different than apartments in multi-family buildings
- Meant to be subordinate use of a primary residence
- Owner's primary residence must be main residence, or the apartment

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Detached Accessory Apartments

Why amend bylaw to allow detached accessory apartments?

- **Public feedback.** For example at the 2019 annual town meeting
- **Age-in-place.** Give residents more ways to generate income from the long-term rental of their owner-occupied property
- **More housing options.** Increase the availability of long-term rental units in Williamsburg, particularly for small households

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Accessory Apartments Attached vs. Detached (proposed)

	Attached (current bylaw)	Detached (proposed)
Property owner must live on site	Yes	
Dedicated egress, sleeping, cooking, bathroom	Yes	
Adequate sewer/septic/parking	Yes	
Maximum number of bedrooms	2	
Total floor space (livable area)	Smaller of 1000 sq ft or 1/3 floor area	900 sq ft
Possible on nonconforming lot?	Yes	Subject to special permit review
Zoning Use Table <i>Village Residential, Village Mixed, Rural</i>	Permitted by right in all zones	By special permit in all zones

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Commercial Solar Arrays

Solar array language accepted into town bylaws in 2013

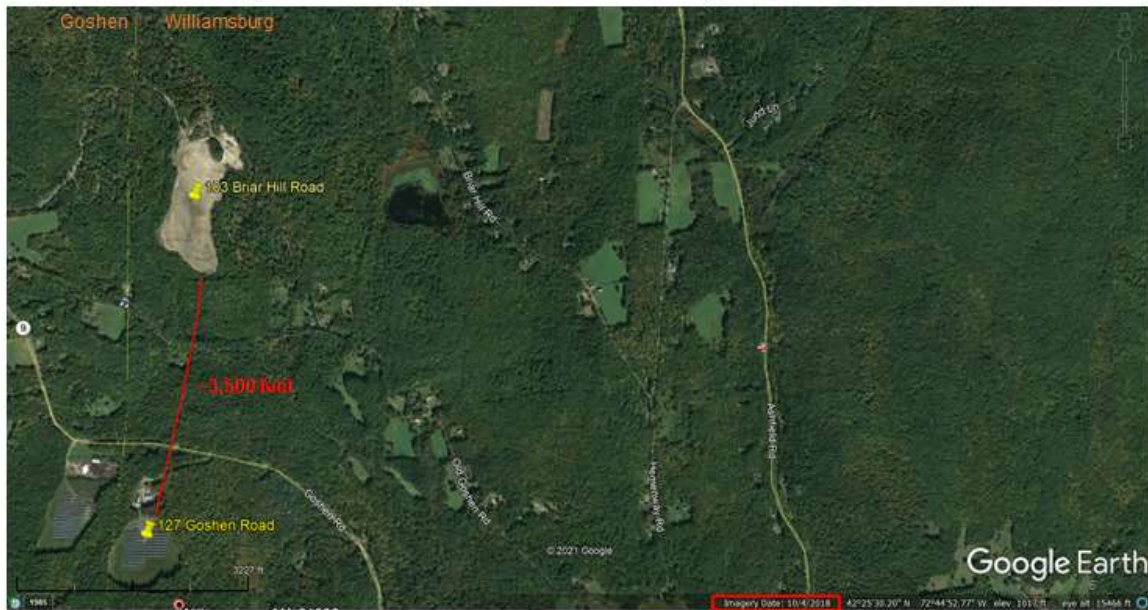
- Allows for ground-mounted solar panel arrays
- 1.25 – 20 acres in size

Why update solar bylaws now?

- Incorporate lessons learned and address new developments
- Minimize environmental impacts and risk

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Two of Burgy's six approved solar arrays (~24 panel acres)



Four of Burgy's six approved solar arrays (~66 panel acres)



Commercial Solar Arrays

Currently 6 arrays have been approved in town

- One array was approved in each of 2013, 2015, 2017, and three in 2019
- In total, the arrays represent ~90 acres
 - 0.55% of town total area of 16,378 acres*
 - 0.65% of town woodland area of 13,794 acres*
- Town payment in lieu of taxes (PILOT) agreements with town
 - **Estimate** \$50,000 in fees per array/year, for a period of 20 years
 - **Estimated** \$300,000/year for six arrays = ~4% of total town budget

* Source: [2011 Williamsburg Open Space & Recreation Plan](#)

Solar Arrays - Proposed Bylaw Updates

We propose bylaw updates in four areas

1

Erosion protection

for wetlands, waterways,
and neighbors

2

Array placement

on the town landscape, and
preservation of free wildlife
movement

3

Invasive plant species control

to mitigate the breakouts
that easily occur when
forest is removed

4

Batteries and energy storage

are expected to be a
common component in new
arrays

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Thank you!

Planning Board - Public Information Session

April 26, 2021

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