



Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Phone: (413) 268-8400

Fax: (413) 268-8409

Minutes for meeting on **September 13, 2021**

Member	Present	Not Present	Member	Present	Not Present
Amy Bisbee	X		Eric Schmitt	X	
Chris Flory	X		Steve Smith	X	
Holly Hendricks	X				
Jean O'Neil	X				
Other attendees:					

At 7:01 pm Chair Smith called the meeting to order.

1. Review of prior meeting minutes, and vote to accept

Meeting Date	Comments	Motion to Accept	Motion to Accept as Amended	Second	Vote Yea - Nay
07/19/21		Flory	Bisbee		6-0
08/23/21		Hendricks	O'Neil		6-0

2. Hendricks led a review and discussion of Section 3 of the Zoning Bylaw (the Use Table). She and the board flagged several issues:

- Re: the reference at top of table to Mass General Laws (MGL) Chapter 40A (The Zoning Act) -- would be helpful to have this hyperlinked
- Re: Soil mining row, error with respect to Section 9.6 reference -- this should be revised to reference Section 9.9
- Re: Page 7 footnote -- this appears to be from a prior version and should be deleted



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- Re: font -- make consistent font type size
 - Re: alignment -- make consistent [eg left-align]
 - Re: 3.2 "Agriculture, horticulture, floriculture" and 3.4 "Agriculture, horticulture, floriculture on parcels of 5+ acres" -- this appears to be a duplicate, or at least should be clarified, perhaps with a cross reference between the two rows
 - Re: new potential Business use: Farm Brewery/Winery
 - Re: Business use: Service Business review for clarity
 - Re: all definitions in table: review for clarity
3. Following up on last meeting's discussion of Zoning Bylaw Section 2 (Zones and the Zoning Map), Bisbee posted the Zoning Map onto the planning board page of the town website. Dialogue with the assessor determined that creating a GIS layer would be difficult to maintain, and could surface inconsistencies with the assessor's maps.
 4. Chair Smith spoke to perceived real estate needs in town from the perspective of a Northampton real estate agent. The agent indicated that Williamsburg is deemed very desirable because it is "close to Northampton, but not Northampton". Town sewer is considered another positive. Williamsburg is considered to have limited inventory, with demand higher than supply (this has been true since before the pandemic). Recently parcels have sold very quickly, and well above asking. Families want 3BR 1BA houses.
 5. Bisbee reviewed initial research on Age Restricted bylaws with an eye towards using these as a model for Open Space Residential Housing (sometimes referred as cluster housing) language. There appears to be substantial common ground, but also a number of items that would likely need to be changed. Discussion raised the possibility of redefining and generalizing the Age Restricted bylaws to incorporate Open Space Residential Housing, effectively covering both with one set of language.
 6. Schmitt provided a walkthrough of the planning board's Google drive folders and contents.
 7. Master Planning was discussed, and is expected to be a standing agenda item at upcoming meetings . Let's review the list. What resource we have, what is the current state of the town? SCHMITT to circulate [LINK TO DOCUMENT](#).
 8. New member search. Smith notes he's had initial informal contact with a potential candidate.
 9. PVPC representation. Chris Flory was previously sworn in as primary delegate. Holly Hendricks has now been sworn in as alternate delegate.
 10. Short term rental process. Board notes that the town office isn't equipped to distribute short term rental applications yet. Follow up with Select Board planned.



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11. Hendricks noted newspaper article regarding large scale marijuana cultivation facility in Deerfield

At 8:56 pm the meeting adjourned. The next scheduled meeting is 9/27, 2021 at 7pm, with the subsequent meeting scheduled for 10/4.

Respectfully submitted,

Eric Schmitt