



Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Ph: (413) 268-8400

Fax: (413) 268-8409

Minutes

for meeting on

March 14, 2016

Approved

Members:	present	not present
Jim Locke	x	
Steve Snow	x	
Bob Barker	x	
Steve Smith	x	
Charles Dudek	x	
Steve Romanowski		x
Kathy McKeown	x	
Others present:		
Mary Dudek 12 Old Goshen Rd. Larry West Todd Barron with Larry West John Mazzarino Frances Tilley 11 Valley View Road Jeff Bosworth		

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

1. The Board reviewed minutes from the meeting on February 1. Bob Barker moved to accept the minutes as written and Steve Snow seconded. The minutes were approved by unanimous vote.
The Board reviewed minutes from the meeting on February 22. Barker moved to accept the minutes as written and Snow seconded. During discussion it was noted that the date in the upper left corner had to be changed to Feb. 22 and that the phrase "ZBA" was missing from the fourth bullet of Item 2. The minutes were approved as amended by unanimous vote.
2. David McCutcheon brought an ANR request to the Board for a parcel on South Street. He had a plan prepared by Northeast Surveys, dated 3/3/2016, and stamped by Daniel Stasz. The plan was to divide a Parcel A from an original parcel of roughly 46 acres. After discussion, Steve Smith made this motion, which was seconded by Snow: "The Planning Board has determined that this plan does not require approval under the Subdivision Control Law." The motion passed unanimously, McCutcheon provided a check for \$50, and the Board members signed his plan drawing.
3. Larry West and Todd Barron came to the Board with a question regarding lots at #95 and #97 Main Street in Haydenville. They wondered if state law would compel the joining of two adjacent non-conforming lots if they were both owned by the same owner. The consensus of the Board was that joining would not be required as such a merger would then put two dwellings on the same lot. The Board suggested that West should request from Building Inspector Louis Hasbrouck an opinion letter on the matter. Hasbrouck could contact Locke to hear the Planning Board's input.
4. John Mazzarino came to the Board with a question about a proposed subdivision of land owned by Frances Tilley on Valley View Road in Williamsburg. The question was about road frontage for the remaining lot and for the proposed divided lot which would be situated near the end of the pavement on the road. He had a survey of the existing lot signed by Richard Lebarge Sr., Surveyor, dated 3/15/2010. The survey

contained a hand-drawn sketch of the proposed divided lot. Mazzarino had evidence of a 1988 decision of the Board of Selectmen to extend Valley View Road. The Board advised Mazzarino that he would need a plan from a licensed surveyor showing the existing lot and proposed divided lot and demonstrating adequate size and 200 feet of frontage for each. If the length of Valley View Road turned out to be unclear then Mazzarino and the surveyor would need to ask the Board of Selectmen to clarify the extent of the road.

5. The Board discussed changes to the Zoning Bylaw to be put on the warrant for the June Town Meeting:
 - The Board discussed changing the Subdivision Rules to specifically mention a “survey” when required. It was decided that this is part of the rules which the Board can change at its discretion, and therefore this was not an item for Town Meeting.
 - The Board discussed whether the Zoning Bylaw should contain different language about how and when applications for Special Permits and Site Plan Reviews should be considered “filed” and if there should be a distinct determination of whether an application is complete. The Board ultimately decided that the current Zoning Bylaw language is sufficient for now.
 - Motion made by Smith and seconded by Kathy McKeown: To propose at Town Meeting that in Section 2.0 of the Zoning Bylaw the words “three overlay districts” should be changed to “four overlay districts.” The motion passed unanimously.
 - Motion made by Smith and seconded by Barker: To propose at Town Meeting that in Section 6.21 of the Zoning Bylaw the words “eleven (11) copies of the Site Plan” should be changed to “six (6) copies of the Site Plan and one digital copy.” The motion passed unanimously.
 - Motion made by Smith and seconded by Barker: To propose at Town Meeting that Section 18 of the Zoning Bylaw should be amended to add the definition of restaurant as follows: “**Restaurant:** An establishment devoted primarily to the preparation and service of food and / or beverages for consumption on or off the premises, which may include indoor or outdoor seating for patrons.”
The motion passed unanimously.
6. The Board set its next meeting for Monday April 4.
7. The meeting adjourned at 9:06PM.

Respectfully submitted,
Steve Smith