



Zoning Board of Appeals

Minutes of Monday, July 9, 2018 – 6:00 PM

Board of Appeals members present: Gerry Mann, Marcianna Caplis & Paul Kennedy

Applicants present: Dan Bonham

Public Present: Richard & Nancy Zimmer, Karen Kennedy, Nancy Kopec, Margaret Malloy, Linda Rowley, Mark & Marie Raffa, Holly Hendricks, and Bob Michels.

Bonham, 14 Kingsley Avenue Public Hearing

(GM) opened the meeting at 6:25 pm. The Public Notice was read. The public hearing was called after an application from Dan Bonham & JKC Properties, 14 Kingsley Ave., Assessors Map K, Lot 80, seeking a Special Permit as required by Section 12.0e of the Zoning Bylaws of the Town of Williamsburg, to permit a change of use by converting existing structure to four (4) residential units on a non-conforming lot at 14 Kingsley Avenue, Williamsburg.

Dan Bonham was asked to speak to the application. The applicant lives at 4 Edwards Street in Williamsburg. He is interested in purchasing 14 Kingsley Avenue which was a funeral home and a button shop at one time. The building is 4800 square feet. The lot size is 12,682 square feet with approximately 100' of frontage. There is an easement and with that added in is 220' frontage for the property. He plans to turn the building into four (4) residential units in a townhouse style. They would be separate units with their own separate entrances with the doors being on both sides of the building. The front units would park in front and there would be space for two (2) cars. The additional parking ENE would be on the left side of the building (looking at it from the road) with space for six (6) cars. There would be parking for two (2) cars for each unit. Plantings will be done to shield the parking from the neighborhood. The garage on the property would be rented to one of the tenants. Similar projects he has done are in Haydenville at 29 and 31 Mountain Street. He lives in the neighborhood and doesn't like to see an empty building.

(MC) asked about siding and exterior work. The exterior will be improved with new windows and new cladding. There will be no change to the footprint of the building. The property will be long term rentals not short-term leases.

(GM) asked about outdoor lighting. Downward, low light lighting would be installed. (PK) asked about parking. He was concerned the parking was inadequate.

Bob Michels asked about the siding. It will be clapboards. Mr. Bonham wants the building to keep its historical look. No pets will be allowed.

Abutters asked about entrances, lighting and rental fees. There was concern that the apartments could have four (4) people in each unit for a total of sixteen people with a possibility of four cars at each unit. Concern of a small village and a residential area that is relatively quiet at present. There was also concern about the increased traffic. There was a question about the trash. Trash will be stored either in the garage or trash would be indoors in a storage area in the back of the building. Mr. Bonham and his wife would be in charge of the building. They live in the neighborhood and are located right around the corner.

Mr. and Mrs. Raffa expressed concern about the traffic and the speed of the traffic in the area. They stated they have asked the Town about doing something to slow the traffic. They were advised to talk to the Board of Selectmen or the Highway Superintendent about that issue.

There was a question about visitor parking. Visitor parking would be on the right side of the building.

A patio may be built in the future for the tenants and there would be plantings but not necessarily a fence.

An abutter brought up the air quality as the funeral home used formaldehyde. Air quality reports have come back clean.

(MC) asked if the parking area would be gravel or paved. Depends on the budget.

The building is on town water and town sewer with a 6" wasteline and a 3" water line. There was some discussion about drainage.

Motion made (MC) and seconded (PK) to close the public hearing.

Decision Meeting

(MC) moved and (PK) seconded to open the decision meeting.

(GM) stated the test of the Board is whether the project is more or less detrimental to the neighborhood.

(MC) stated it is a residential neighborhood so adding residential space is compatible. It is an improvement over an empty building or a business being put in the building. Traffic is a concern but that is a possibility but there is no proof.

(PK) also has a concern about parking and the traffic. He also was concerned about snow removal and where that would go as there is a requirement for two (2) parking spaces for each unit. The board assumes the snow would be pushed out of the way and not in the parking spaces.

(MC) likes the idea of the owner/landlord being local and right in the neighborhood. She would like Mr. Bonham to address the concerns of the neighbors as he moves ahead with the project.

(MC) made a motion, seconded by (PK) to approve the special permit with the condition that the telephone number be posted on the premises in case of a problem on the property. Motion so voted.

MC-Aye

PK-Aye

GM-Aye

The public was apprised there is a 20-day appeal period after the decision is filed in the Town Clerk's office.

Motion made (MC) and seconded (PK) to close the decision meeting.

(GM) noted that there is a non-appearance of the applicants of 99 Main Street in regards of the continuation of their public hearing from 6/27/18. Motion made (MC) and seconded (PK) to continue the hearing to 7/23/18 at 6:00 pm due to the applicant being absent. Motion so voted. The applicants and the abutters will be notified.

Motion made (MC) and seconded (PK) to adjourn. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary