



# Zoning Board of Appeals

Minutes of Monday, July 23, 2018 – 6:00 PM

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

**Applicants present:** Robin Karlin and Robert Allen

**Public Present:**

## **Karlin & Allen-99 Main Street Public Hearing Continuation**

(GM) opened the meeting at 6:00 pm. He disclosed to the Board and the applicant that he has a business arrangement with an abutter to 99 Main Street. The continued public hearing was called after an application from Robin Karlin and Robert Allen, 99 Main Street, Assessors Map K, Parcel 40, seeking a Special Permit as required by Section 12.0e of the Zoning Bylaws of the Town of Williamsburg, for a proposed addition of three (3) residential units to be used as Air BnB units that will not be more detrimental to the neighborhood. Currently there is already one (1) residential unit they use as Air BnB space. The building is currently used as a Veterinary Clinic and will continue to do so on the west side of the building. That business occupies approximately half of the building and is run by the applicants. The Public Hearing was first opened on June 27, 2018.

The Board had done a site visit to 99 Main Street and had some concerns about parking in the back, the drainage of the parking lot and inadequate site plan being submitted. (MC) stated the parking area in the back needs regrading. Ms. Karlin & Mr. Allen informed the Board that they had complied with a plan from DEP years ago to address the drainage on the property and they had done all that was asked of them spending in excess of \$10,000. Neighboring properties did not comply and due to the non-compliance by the neighbors, the issues did not resolve. The Board stated they would like to see the work plan from DEP and paperwork showing it had been done. They also want better drawings of the plan showing parking and a rendering of the whole site with set backs and placement of the building and parking areas.

(GM) questioned the use of the building as mixed-use and residential could only be above commercial not on same level.

The Public Hearing will be continued until Tuesday, August 14 at 6:00 pm which gives the applicants time to get the documents.

Motion made and seconded to accept the Minutes of 10/17/17 as amended (P. Kennedy as public). Motion so voted.

Motion made and seconded to accept the Minutes of 10/27/17 as written. Motion so voted.

Motion made and seconded to accept the Minutes of 11/1/17 as amended (punctuation edits). Motion so voted.

Motion made and seconded to accept the Minutes of 12/6/17 as amended (punctuation edits). Motion so voted.

Motion made and seconded to accept the Minutes of 3/8/18 as amended (punctuation edits). Motion so voted.

Motion made and seconded to accept the Executive Session Minutes of 3/21/18 as written. Motion so voted.

Motion made and seconded to accept the Minutes of 3/21/18 as written. Motion so voted.

Motion made and seconded to adjourn the meeting. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary