

December 24, 2014

Planning Board  
c/o Brenda Lessard, Town Clerk  
Town of Williamsburg  
141 Main Street  
PO Box 447  
Haydenville, MA 01039

RE: Application for Site Plan Review

Dear Ms. Lessard:

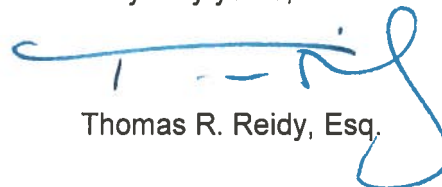
Please accept this submission packet as formal Application for Site Plan Review relative to the property located at 17 Hyde Hill Road, submitted on behalf of CRD Metalworks, LLC.

The following documents are included:

1. Application for Site Plan Review
2. Filing Fee for Approval of Site Plan (check payable to the Town of Williamsburg in the amount of \$250.00)
3. Recorded Plan
4. Aerial Photograph
5. Site Photographs
6. Property Owner Waiver Letter

Kindly place this matter on the agenda for hearing on the next available hearing date before the Town of Williamsburg Planning Board. Should you have any questions with regard to this application or require clarification of any information contained within these documents, please contact me immediately.

Very truly yours,



Thomas R. Reidy, Esq.

TRR/lar  
46582-0005  
1198670  
Enclosures

# EXHIBIT 1

**The Commonwealth of Massachusetts**  
**TOWN OF WILLIAMSBURG**

**Office of the**  
**Planning Board**  
**APPLICATION FOR SITE PLAN REVIEW**

Non-residential, non-agricultural structure or structures, which have an aggregate footprint  
exceeding five thousand (5000) square feet. (Section 6.0)  
And not in excess of ten thousand (10,000) square feet (section 4.3)

To the Town Clerk  
Williamsburg, Massachusetts:

Pursuant to the provisions the Protective Bylaw of the Town of Williamsburg, application is hereby  
made to the Planning Board for Site Plan Review

On premises located at 17 Hyde Hill Road Map C - Parcel 158.2  
Street and number assessor's map and parcel number

Owned by Christopher & Rosana P. Duval, 17 Hyde Hill Road 8570/253  
Name address deed recorded Book - Page

Applicant CRD Metalworks, LLC Phone 413-256-6701  
Signature

Applicant CRD Metalworks, LLC address 17 Hyde Hill Road, Williamsburg 01096  
Please print name

By and through its attorney, Thomas R. Reidy, Esq. street town zip

**Please include the attached check list of application elements as part of the application.**

**\*\*\*ADMINISTRATIVE USE ONLY\*\*\***

Completed application received by Town Clerk \_\_\_\_\_ and \_\_\_\_\_  
(date) (time)

Filing fee \$ \_\_\_\_\_  
(\$250.00)

Signature of Town Clerk \_\_\_\_\_

Received by Planning Board \_\_\_\_\_  
Signature date

Application No. \_\_\_\_\_ Date of Joint Public Hearing \_\_\_\_\_

**Application elements to be included as part of the application for  
Site Plan Review**

		The Planning Board may request any additional information it judges to be necessary or convenient, or waive any information requirements it finds unnecessary, for the review of a particular plan.
Administrative Use	Included	Application Elements
	✓	A. Fee paid. Town of Williamsburg exempted.
	✓	B. Each application for Site Plan Review shall be submitted to the Planning Board by the current owner of record, accompanied by eleven (11) copies of the site plan.
	SEE ATTACHED SURVEY (WAIVER)	C. A registered architect, surveyor, landscape architect, or professional engineer shall prepare all site plans. All site plans shall be on standard 24" x 36" sheets and shall be prepared at a sufficient scale to show:
	✓	D. The location and boundaries of the lot, adjacent streets or ways, and the location and owners names of all adjacent properties.
	WAIVER	E. Existing and proposed topography including two foot contours, the location of wetlands, streams, water bodies, drainage swales, areas subject to flooding, and unique natural land features.
		F. Existing and proposed structures, including dimensions and elevations.
		G. The location of existing and proposed parking and loading areas, driveways, walkways, access and egress points.
	SEE PHOTOGRAPHIC SUBMISSION	H. The location and description of all existing and proposed septic systems, water supplies, storm drainage systems, utilities, and refuse and other waste disposal methods.
		I. Proposed landscape features including the location and a description of screening, fencing and plantings.
		J. The location, dimensions height, and characteristics of proposed signs and lighting.
	WAIVER	K. The location and a description of proposed open space or recreation areas.

Meets	Does Not Meet	For Administrative Response Included for Applicant Information
		6.5 Site Plan Review Criteria
		6.51 The following criteria shall be considered by the Planning Board in the review and evaluation of a site plan, consistent with a reasonable use of the site for the purposes permitted or permissible by the regulations of the district in which it is located:
		a. The development shall be integrated into the existing terrain and surrounding landscape, and shall be designed to protect abutting properties and community amenities. Building sites shall, to the extent feasible: 1) minimize impact on wetlands, steep slopes, flood plains, hilltops; 2) minimize obstruction of scenic views from publicly accessible locations; 3) preserve unique natural or historical features; 4) minimize tree, vegetation and soil removal and grade changes; 5) maximize open space retention; and 6) screen objectionable features from neighboring properties and roadways.
		b. In the absence of town services, the development shall be served with adequate water supply and waste disposal systems provided by the applicant. For structures to be served by an on-site waste disposal system, the applicant shall submit a septic system design prepared by a Certified Engineer and approved by the Board of Health.
		c. The plan shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways. The plan shall describe estimated average daily and peak- hour vehicular traffic to be generated by the site, traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site, and adequate circulation within the site.
		d. The site plan shall show adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, to prevent changes in groundwater levels, and to prevent increased run-off and potential for flooding. Drainage shall be designed so that run-off shall not be increased and that neighboring properties will not be adversely affected. A system of groundwater recharge shall be provided that does not degrade groundwater quality. Recharge shall be by storm water infiltration basins or a similar system covered with natural vegetation. Dry wells shall be used only where other methods are not feasible. All basins and wells shall be preceded by oil, grease and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner.
		e. Electric, telephone, cable TV, and other such utilities are required to be underground unless proven to be physically and environmentally unfeasible.

		f. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and other unsightly structures or uses shall be set back or visually screened to protect the neighbors from objectionable site characteristics.
		g. Outdoor lighting shall be designed to prevent glare or light, which reflects, strays or scatters beyond the subject structure of structures.
		h. Noise generated by machinery or equipment shall not extend beyond the property line.
		i. The site plan shall comply with all other provisions of this Bylaw.
		6.52 Before a finding on a site plan, the Planning Board may request the applicant to make modifications in the proposed design of the project to ensure that the above criteria are met.
		6.53 After a public hearing, the Planning Board may waive, for good cause shown, any or all requirements of site plan review where such action is in the public interest and not inconsistent with the purpose and intent of the Protective Bylaw.

# EXHIBIT 2

Town of Williamsburg  
Invoice Date Invoice No.  
12/23/2014 46582-0005

12/23/2014 173730  
Invoice Description  
Filing site plan review

250.00  
Amount  
250.00

**BACON WILSON, P.C.**  
ATTORNEYS AT LAW  
33 STATE STREET  
SPRINGFIELD, MA 01103

PEOPLE'S UNITED BANK  
51-7218-2211

173730

Two Hundred Fifty & No/100 Dollars

DATE AMOUNT  
12/23/2014 \$ 250.00

PAY TO THE ORDER OF  
Town of Williamsburg

  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈ 173730 ⑈ ⑆ 221172186 ⑆ 0100000669 ⑈



# EXHIBIT 3

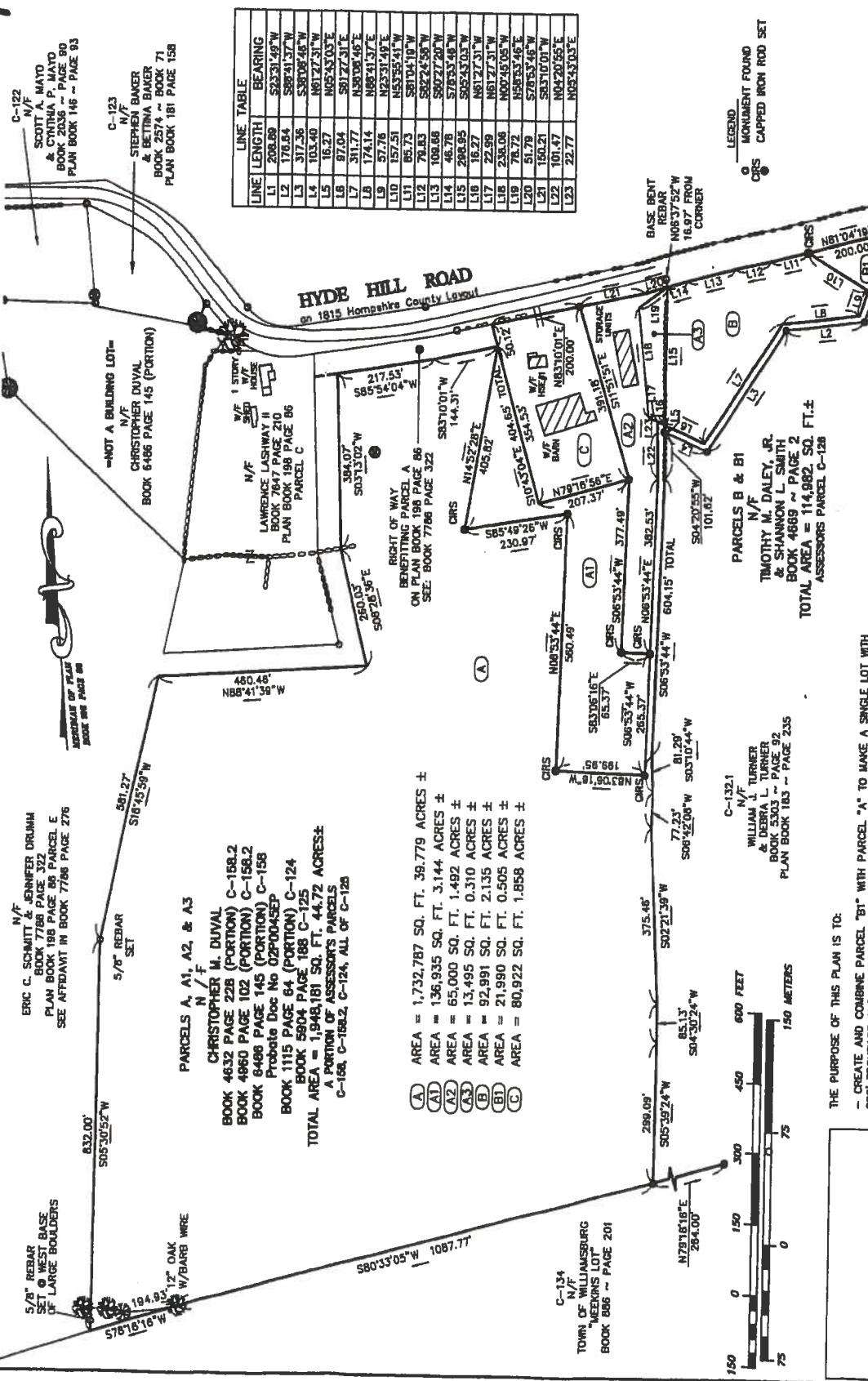
PB 213 pg 75 11/5/07

**HUNTLEY**  
HUNTLEY ASSOCIATES, P.C.  
SURVEYORS ENGINEERS LICENSED SITE PROFESSIONALS  
30 INDUSTRIAL DRIVE EAST  
NORTHAMPTON, MASSACHUSETTS 01060

SURVEYOR:	DAS
FIELD WORK:	PSC
ENGINEER:	~
DESIGN:	~
COMPS:	CKK
DRAFTING:	CKK
CHECKED:	DAS
HORIZ. SCALE:	1"=150'
VERT. SCALE:	~

PLAN OF LAND IN  
WILLIAMSBURG (HAMPSHIRE REGISTRY) MA  
PREPARED FOR  
CHRISTOPHER M. DUVAL

PROJECT NO:	05-052
DRAWING NO:	05-052AMR
DATE:	11-2-06
SHEET NO.	1
OF	1



THE PURPOSE OF THIS PLAN IS TO:

- CREATE AND COMBINE PARCEL "B" WITH PARCEL "A" TO MAKE A SINGLE LOT WITH 200' FRONTAGE AND 40.284 ACRES OF AREA.
- CREATE AND COMBINE PARCEL "A" WITH PARCEL "B" TO MAKE A SINGLE LOT WITH 322' FRONTAGE AND 2.445 ACRES OF AREA.
- CREATE AND COMBINE PARCEL "A" WITH PARCEL "C" TO MAKE A SINGLE 5 ACRE FARM LOT WITH 200' FRONTAGE AND 5.002 ACRES OF AREA.
- CREATE PARCEL "A2" WITH 202' FRONTAGE AND 1.482 ACRES OF AREA.

NOTE: PARCEL A2 MAINTAINS SIDEYARD SETBACKS OF 15' FOR THE EXISTING STORAGE UNITS.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Douglas A. Stephens*  
DOUGLAS A. STEPHENS PLS # 34319

11/2/2006

DATE

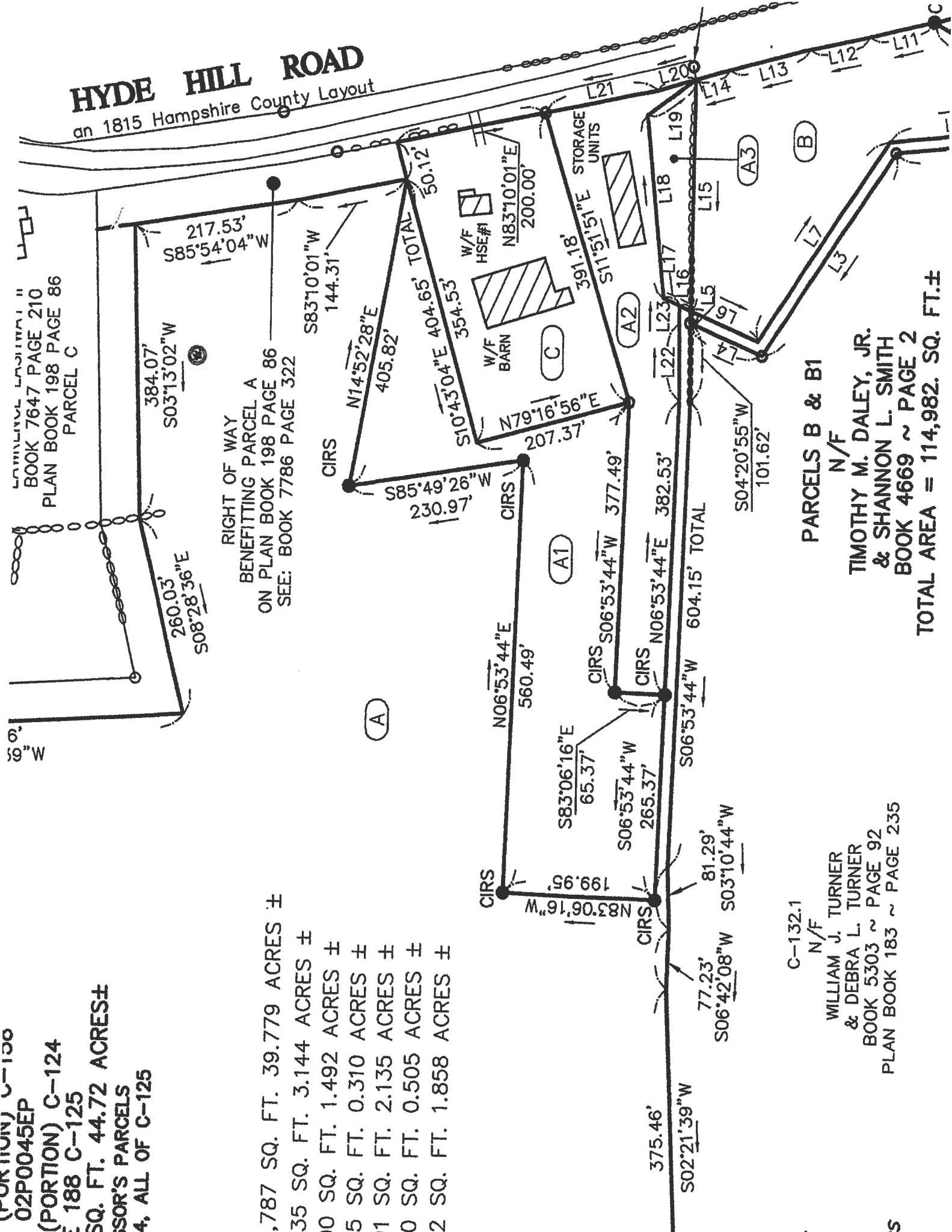
RESERVED FOR REGISTRARS USE ONLY

(FOR LOTS) C-120  
 02P0045EP  
 (PORTION) C-124  
 188 C-125  
 SQ. FT. 44.72 ACRES±  
 DONOR'S PARCELS  
 4, ALL OF C-125

1,787 SQ. FT. 39.779 ACRES ±  
 135 SQ. FT. 3.144 ACRES ±  
 100 SQ. FT. 1.492 ACRES ±  
 15 SQ. FT. 0.310 ACRES ±  
 11 SQ. FT. 2.135 ACRES ±  
 0 SQ. FT. 0.505 ACRES ±  
 2 SQ. FT. 1.858 ACRES ±

# HYDE HILL ROAD

an 1815 Hampshire County Layout



PARCELS B & B1  
 N/F  
 TIMOTHY M. DALEY, JR.  
 & SHANNON L. SMITH  
 BOOK 4669 ~ PAGE 2  
 TOTAL AREA = 114,982. SQ. FT.±

C-132.1  
 N/F  
 WILLIAM J. TURNER  
 & DEBRA L. TURNER  
 BOOK 5303 ~ PAGE 92  
 PLAN BOOK 183 ~ PAGE 235

# EXHIBIT 4



# EXHIBIT 5



















# EXHIBIT 6

December 24, 2014

Planning Board  
c/o Mr. James Locke, Chair  
Town of Williamsburg  
141 Main Street  
PO Box 447  
Haydenville, MA 01039

RE: **Application for Site Plan Review**  
CRD Metalworks, LLC  
17 Hyde Hill Road • Williamsburg

Dear Mr. Locke:

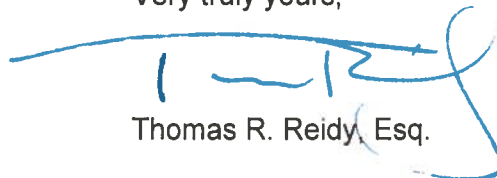
CRD Metalworks, LLC ("CRD"), located at 17 Hyde Hill Road in Williamsburg, is seeking approval for an industrial/manufacturing/sawmill use in the Rural Residential zoning district.

As there are no proposed or contemplated site modifications, and as CRD has provided information sufficient for the Planning Board to adequately analyze the proposal and render an affirmative decision (such as the land survey, aerial photographs and elevation photographs), pursuant to Section 6.53 CRD requests waiver from strict compliance with Site Plan Review submission requirements and decisional criteria.

Specifically, the proposal relates to existing infrastructure at the premises; the purpose of Site Plan Review is to ensure appropriate controls are placed upon *new* development (Section 6.1).

Therefore, CRD respectfully requests waiver from strict compliance with Site Plan Review submission requirements and decisional criteria as such waiver is not inconsistent with the purpose and intent of the Town of Williamsburg Zoning Bylaw.

Very truly yours,



Thomas R. Reidy, Esq.

TRR/trr  
46582-0005  
1199102