



# Williamsburg Planning Board

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**Minutes**  
for meeting on  
**Jul 30, 2018**  
**Approved**

Members:	present	not present		present	not present
Robert Barker	x		Jean O'Neil	x	
Steve Snow	x		Amy Bisbee	x	
Steve Smith		x			
Chris Flory	x				
Others present: Laurie Farkas (partial)					

Chairman Robert Barker called the meeting to order at 7:00 PM.

1. Amy Bisbee was welcomed as the newest member of the Planning Board.
2. An ANR from Laurie B. Farkas was presented involving a proposed land sale of 9,003 sq ft on Fairfield Ave, with a survey drawing from Harold Eaton dated Jul 27, 2018. This is a previously non-conforming lot because the frontage on Fairfield Ave is inadequate. Fraser Ave, which has been considered to allow the frontage, is apparently not a public way, therefore that frontage is inadequate. The proposed sale would not make the non-conforming lot more non-conforming, therefore Flory moved and Snow seconded that this proposed plan does not require approval under the Subdivision Control Law. The motion passed unanimously, with the contingency that the Chair is able to verify that Fraser Ave is not a public way.
3. Review of minutes

Meeting Date:	Comments	Motion to Accept	Motion to Accept as Amended	Second	Vote Yea – Nay
07/02/18		Flory		Snow	5-0

4. The Board thought it would be helpful to document the considerations necessary for approving an ANR request in the future. The initial thoughts are that a lot is proposed to be altered; will the alteration make any non-conforming lots or will it make a non-conforming lot more non-conforming? Factors to be asked are lot size, frontage, public or private roadways, and remaining set-backs.
5. Objectives and planning activities for the upcoming year were discussed. We agreed that Airbnbs should be addressed, with Flory in the lead. He has been tracking state legislative actions on this subject. The Chair recommends we address having a dwelling at the same level as commercial space with separate access. O'Neil will continue the outline of a strategic plan. Noise issues were addressed with background provided by Barker and O'Neil. It may be beneficial to talk to area towns about their experience with noise ordinances. No firm decision was made on addressing this in the upcoming year. The Board does favor holding a forum on the sign bylaw.
6. The next meeting will be August 20, 2013. The meeting adjourned at 8:35 PM.

Respectfully submitted,  
*Jean O'Neil*