



## *Williamsburg Planning Board*

*141 Main Street, P.O. Box 447*

*Haydenville, Massachusetts 01039-0447*

*Phone: (413) 268-8400*

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### Minutes for meeting on **September 26, 2023**

<b>Member</b>	<b>Present</b>	<b>Not Present</b>	<b>Member</b>	<b>Present</b>	<b>Not Present</b>
Tariq Abu-Jaber	X		Jean O'Neil		X
Chris Flory	X		Eric Schmitt	X [R]	
Holly Hendricks	X (late)		Steve Smith	X	
<b>Other attendees:</b> Gerry Mann (ZBA chair), Amy Bisbee (ZBA member), Susan Fortgang (Valley View Farm, 16 Walpole Road), Sanda Warren (member of public), Brenda Lessard (town clerk), Ken Comia (PVPC), John Dickinson (member of public)					

At 7:10 pm Chair Smith called the Planning Board meeting to order.

Also at 7:10pm, ZBA Chair Gerry Man called the ZBA meeting to order.

The first portion of the meeting was a joint meeting with the Zoning Board of Appeals, in response to a preliminary inquiry from Susan Fortgang of Valley View Farm regarding cabin construction for guest lodging.

Susan Fortgang explained that Valley View Farm would like to build cabins which event guests can rent on a short-term basis. Valley View Farm anticipates that: there will be 4-5 cabins total; the cabin rentals will be seasonal, and not rented over the winter; the cabins are anticipated to be connected to town water and sewer. Valley View Farm notes that the cabins are principally intended for event guests, but that it would like to have the option to make the rentals available to the public, on non-event dates.

Discussion about the site's current use followed. It was noted that there is currently a principal structure (farm house) on site, and that this impacts how the cabins might be zoned. Chair Smith noted that the proposal sounded like a lodging facility, which is covered in the town bylaw.



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Discussion touched on Valley View Farm's existing special permits, and the question of whether the proposed cabins would modify an existing special permit, or be filed as a new one.

Valley View Farm was advised that a new special permit should be applied for. The new special permit should cover the expected use of the farmhouse, in addition to new buildings, and neighboring property interests and uses. This would supersede one or more existing special permits. Valley View Farm was advised to apply for Special Permit from ZBA concurrently with an application for site plan review from the Planning Board.

At 7:34 the ZBA meeting was adjourned.

The Planning Board meeting continued. Guest John Dickinson inquired about zoning bylaws and enforcement as it relates to junk or unregistered vehicles. The board advised that the Northampton Building Department is the enforcement mechanism for town bylaws.

The board moved to the topic of comprehensive planning. Ken Comia reported 398 surveys received to date. Board members counted perhaps 52 or so additional paper surveys completed, for an estimated total of 450 responses.

The Board discussed finalizing a list of four community meeting (sometimes referred to as focus group) discussions for town residents. The first community meeting was discussed for Saturday December 2nd, with Thursday the 30th as a fallback. Board consensus was that food at the meetings is a good idea. Abu-Jaber offered to follow up with Anne Dunphy school principal to inquire about use of the cafeteria.

A total of four focus groups are expected for January and February, with a final meeting in March. Ken Comia will propose a calendar.

Flory noted that Massachusetts was awarded a \$108 million federal grant to study east-west rail developments.

<b>Meeting Date</b>	<b>Comments</b>	<b>Motion to Accept</b>	<b>Motion to Accept as Amended</b>	<b>Second</b>	<b>Vote Yea - Nay</b>
8/21/2023	Meeting minutes	Abu-Jaber		Hendricks	4-0 (Flory abstains)



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9/11/2023	Meeting minutes		Abu-Jaber	Flory	5-0
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The next meetings are planned for October 16th and October 30th.

The meeting adjourned at 8:51.

Respectfully submitted,

Eric Schmitt