



**Minutes**  
for meeting on  
**June 19, 2017**  
**Approved**

# *Williamsburg Planning Board*

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

*Haydenville, Massachusetts 01039-0447*

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<b>Members:</b>	present	not present		present	not present
Robert Barker	x		Chris Flory	x	
Steve Snow	x		Mimi Kaplan	x	
Steve Smith		x	Jean O'Neil	x	
Charles Dudek		x			
Others present:					

The meeting was called to order at 7:30 PM by the chair, Bob Barker. Planning Board members present included Bob Barker, Steve Snow, Chris Flory, Jean O'Neil and Mimi Kaplan.

Joe Shanahan from the Clean Energy Collective came to the meeting to ask about changing a special permit from the ZBA for a \$38,000 surety to a bond on their solar array. Bob Barker told him that the matter lies entirely with the ZBA.

Dillon Sussman came to the meeting to discuss Planning Board options for use of the DLTA funds, and how he could help. There was a discussion about rezoning, and what priorities we would have for changing the zoning, i.e. allowing more than 4 units per residential building, accessory apartments, cluster development.

It was mentioned that the Planning Board has had issues in the past trying to change town zoning, particularly boundaries of the zoning districts, and there was a discussion about what types of zoning changes would likely be acceptable to the town, and how many changes to make.

Dillon stated that the budget (for 175 hours) is too small for a Master Plan chapter plus zoning changes. The funding is for implementation, and the town has already done a lot of planning and little implementation. People generally like Williamsburg the way it is and the goal should be to keep the character the same. He can write the bylaw(s).

Some discussion ensued regarding whether Dillon thought that the Planning Board should issue special permits or if that should continue to be the responsibility of the Zoning Board of Appeals. Such a change could streamline the process. According to Dillon, that's the way it is done in most towns and that's what he recommends. There was not a large amount of enthusiasm on the Planning Board to make that change.

There was a short discussion about the enforcement of both the noise ordinance and sign regulations, with no conclusion. The board was reminded that the sign letter to businesses in town would be going out in the near future.

It was decided that Jean would be Dillon's primary contact, and that the Planning Board would meet with Dillon 3-5 times from now until the end of December.

Dillon summarized the priorities:

- Increase 4 unit residence maximum
- Allow accessory dwellings
- Village centers- Allow limited new development while retaining town's character.
- Change dimensional requirements for lots
- Add additional zoning districts to deal with what are now non-conforming lots.

Dillon will send his proposed work plan. He will also provide copies of the various documents he identified that will provide background on zoning and other issues for town planning.

That ended the meeting with Dillon.

Don and Stephen Turner came to the Planning Board to request permission to subdivide their property into two lots. Both lots would meet dimensional requirements. Bob Barker made a motion that the proposed plan would not require approval under the subdivision control law. The motion was seconded by Chris Flory, and passed unanimously.

The Planning Board agreed to put Jeff Bosworth and John Mazzarino of 11 Valley View Rd. on the agenda for the meeting on July 10, 2017. A small irregularity was identified in the surveyor's plan.

The meeting was adjourned at 9:05 pm.