



## Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Ph: (413) 268-8400

Fax: (413) 268-8409

**Minutes**  
for meeting on  
**November 20, 2017**  
**approved**

Members:	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: Dillon Sussmann, Pioneer Valley Planning Commission (PVPC); Richard Evans, Mike Cutler, James Zarvis					

Chairman Robert Barker called the meeting to order at 7:03PM.

1. The Board discussed proposed zoning changes with Dillon Sussman of the PVPC.
  - Barker initiated the discussion by asking the group whether there were too many zoning changes to bring before the voters at one time. Charles Dudek suggested that the recent market study should be listed among the reference documents for the list of changes. (*Study to Inform Reuse of Town Owned Properties in Williamsburg Village Centers*, Finepoint Associates, Peg Barrington, November 2017)
  - Steve Snow pointed out that besides the Skinnerville area of Route 9, there was another portion of Route 9 west of Williamsburg center that might need to be removed from the Village Mixed Zone if a new zone were created. The Board agreed and Sussman pointed out that the western section of Route 9 had been intended to be taken out of Village Mixed in the 2011 version of zoning revisions.
  - There was a discussion of lot sizes in the Village Mixed Zone and what could be the consequences in allowing creation of new lots. Sussman said he would find the source of the 7,000 square foot size proposal. He said he would try to estimate the number of lots that could be created after such a change.
  - The Board discussed proposed changes to setback and lot size tables.
  - The Board discussed proposed changes to rules for Accessory Apartments.
  - Sussman said he would be available to come to the next meeting on Dec. 4 to continue the discussion.
2. Richard Evans, Mike Cutler, and James Zarvis shared their views on zoning for recreational marijuana facilities. Evans and Cutler had been involved in writing the original referendum passed in 2016. Zarvis is a member of the Easthampton Planning Board. They had been invited at the suggestion of Jean O'Neil to share their knowledge about the upcoming regulations, process, and timeline. Barker briefly discussed the memo on marijuana planning which he had circulated by email on November 16.

3. Barker reported on his meeting with Building Inspector Louis Hasbrouck and Town Administrator Charlene Nardi at which enforcement and public input on the sign bylaw had been discussed.
4. The meeting adjourned at 9:52PM.

Respectfully submitted,  
*Steve Smith*