



Williamsburg Planning Board

141 Main Street, P.O. Box 447

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Minutes
for meeting on
Apr 1 2019
Approved

Members:	present	not present		present	not present
Robert Barker	x		Jean O'Neil	x	
Steve Snow	x		Amy Bisbee	x	
Steve Smith	x		Eric Schmitt	x	
Chris Flory	x				
Others present: Marci Caplis, Conservation Commission (partial)					

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

1. Review of minutes

Meeting Date:	Comments	Motion to Accept	Motion to Accept as Amended	Second	Vote Yea – Nay
03/11/19			Smith	Bisbee	7-0

- Caplis requested PB attention to two matters. One is a draft prepared by the Conservation Commission of a municipal bylaw on wetlands, water resources, and adjoining land areas, to allow conditioning activities by the Commission. The bylaw was drafted largely using established wording from other towns in MA. This request was brought to the forefront by the large berm failure and consequent negative impacts on wetlands and water at the Dynamic Energy solar site last fall. The site is now under state control. One of the wetland types to be addressed under this bylaw is isolated inland wetlands or vernal pools which are vulnerable and often unprotected.
- The second request is for a moratorium on commercial ground-mounted solar arrays. The Commission is concerned about a number of future applications and by some of the negative impacts of past projects, presented in a paper by Andrew MacLachlan on March 6, 2019. Chair Barker remarked that he has raised the question of not a moratorium but a cap on such solar arrays for several reasons and we are unsure about the legality of such.
- While the PB is sympathetic to both issues, the time frame will not seem to allow development of either request in time for town meeting this year. These can be addressed starting in July.
- The Mar 29 draft of the short-term rental bylaws prepared by the Chair was discussed with focus on two-family dwellings. While this draft addresses the issue as raised by several commenters at the public input meetings, it does raise questions about definitions within the state law, e.g., owner-occupied. This will have to go to the town attorney. A vote to judge the position of PB members on going forward with the two-family dwelling bylaws resulted in 6 yes and 1 no.
- The ZPT solar application at 5 and 5R Hatfield St was discussed briefly, with some new information / clarification being distributed. A public hearing with the ZBA will be scheduled. Barker will coordinate this with Charles Dudek, looking at April 29 or May 6. He will request that ZPT attend the meeting on April 17.
- The meeting adjourned at 8:40 PM. The next meeting will be Apr 17.

Respectfully submitted,
Jean O'Neil