



Williamsburg Planning Board

141 Main Street, P.O. Box 447

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Minutes for meeting on **February 16, 2021**

Member	Present	Not Present	Member	Present	Not Present
Amy Bisbee	X		Eric Schmitt	X	
Chris Flory	X		Steve Smith	X	
Holly Hendricks	X		Steve Snow	X	
Jean O'Neil	X				

Note: Snow joined just following the minutes vote, O'Neil departed just prior to meeting adjournment.

At 7:05 pm Bisbee called the meeting to order.

1. Review of prior meeting minutes, and vote to accept

Meeting Date	Comments	Motion to Accept	Motion to Accept as Amended	Second	Vote Yea - Nay
2/1/21	Snow joined meeting after this vote	O'Neil		Flory	6-0

2. Discussion of ANR for Stephen St. Clair.

Motion	Made by	Seconded by	Vote Yea - Nay

The proposed plan does not require approval under the Subdivision Control Law	Smith	Flory	7-0
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3. Accessory structure (detached apartment) discussion. The board discussed appropriate limits for square footage. Smith shared examples of 1000 square foot houses. The distinction between living area and building footprint was discussed. Board members voiced support for two bedroom apartments in the 900 square foot range. Bisbee to update draft language.

5. Commercial solar discussion. O'Neil shared an updated draft of proposed amendments to commercial solar array bylaws, and noted that the final version of the PVPC guidelines is published on their [web page](#). Vegetation and invasives draft language was updated. On the topic of stormwater and erosion control, Bisbee to follow up with Charles Dudek about potential adoption of PVPC language. On the topic of wildlife corridors, O'Neil shared some research related to corridor width, and mentioned a 600' minimum distance between arrays. Language about batteries and also about transfer of ownership topics is still in need of updating. Schmitt to review PVPC language on batteries, including on noise, with an eye to potential inclusion in proposed bylaw updates.

5. Marijuana cultivation discussion. The board discussed how to best present this issue at the information session, with consensus that a key objective is to make the town's bylaws consistent with new state marijuana establishment types. The board discussed a short summary document of the issue, highlighting current and new establishment types. The document could also include details and photos of nearby establishments, and surface financial considerations and other issues that have come up as nearby towns navigate this issue, including number of employees, lighting and security. Smith and Schmitt to draft this summary document.

6. Public information and listening session. Discussion of timing, and uncertainties around virtual meetings logistics (eg how best to share information with attendees). Board agreed to revisit at the next meeting, and that it would be helpful to see how upcoming town public sessions (unrelated to planning board) are handled.

7. Potential rotation of planning board chairperson role discussed.

The next planning board meeting date is set for March 1st, 2021, at 7pm.

At 8:03 pm the meeting adjourned.

Respectfully submitted,
Eric Schmitt