



# Williamsburg Planning Board

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## Minutes

Public Hearing on

Proposed bylaw changes

April 9, 2018

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: Mary Dudek, Osa Flory, Peter Spotts, Bill Sayre					

Chairman Robert Barker called the hearing to order at 7:01 PM.

Members of the public present included Mary Dudek, Osa Flory, Peter Spotts (partial attendance) (recording), and Bill Sayre.

1. The hearing was held to discuss draft zoning bylaw changes to be proposed at the 2018 town meeting. The items are:
  - Marijuana for Adult Use, new
  - Temporary Moratorium from 2017, delete
  - Accessory Apartments, change
  - Home Occupations, change
  - More Than Four Dwelling Units..., new
  - Frontage Requirements, change
  - Expiration of Special Permits, change
  - Use Table changes, included as needed in text of bylaws listed above
2. Chair Barker announced the purpose of the hearing was to present several bylaw changes to Williamsburg's zoning, mentioning that several of the drafts are in response to recent reports from various committees regarding local housing needs. In addition, the new state regulations on adult use marijuana have been promulgated and Williamsburg voted to allow marijuana facilities in town, so new bylaws are in order.
3. Discussion began with the Marijuana for Adult Use bylaw. Osa Flory (OF) asked how the Planning Board (PB) determined to allow 5 retailers in town; Barker noted it was a compromise within the PB between no limit and a much lower number. The PB decided to let the market determine the number, at 5 or below. Steve Snow (SN) asked if Cumberland Farms could sell marijuana. The answer is no because they already sell alcohol. OF inquired if a person could make a purchase, sit in their car, and go back to purchase more immediately. Charles Dudek (CD) answered no, because the person would be in public and that is not allowed. A related point is that the proposed 3% tax could help support more policing to enforce a rule like this. Bill Sayre (BS) stated that he opposed marijuana cafes, and it was reported that that section will be removed because the state removed the option. BS raised the question of 5 establishments again, as in why not start with 1 or 2 in the bylaws, and Mary Dudek (MD) asked if the number could be capped after 2 if the town wishes. The answer to the latter is no, not without a bylaw change to reduce the number. In a related point, starting with 1 or 2 then moving to allow more would require another

bylaw change at town meeting. MD requested clarification on the ventilation section about not allowing dispersal into the outside atmosphere. There was general conversation on edibles, which we cannot regulate separately. BS asked if the Right to Farm is relevant for marijuana, the answer is no.

4. There was no discussion on lifting the temporary moratorium.
5. Accessory apartments were discussed next. OF suggested that 1200 sq ft is too large; potentially providing space for several adults, a large family, etc. She has concerns about placement of detached apartments. Question for the Planning Board – can we limit occupancy? Should we reduce the 1200 figure?
6. Home Occupations were discussed. BS noted that noise levels are not enforceable in Williamsburg at this time. OF and CD did recall a Zoning Board of Appeals negative decision for a sawmill in which a site visit confirmed that the potential noise would be too much for a neighborhood, leading to the possibility that a Site Plan Review might adequately address noise. The Board will look at adding a Site Plan Review to the Home Occupations use table.
7. More Than Four Dwelling Units had general discussion on existing buildings in town that could accommodate these, and how large the units could be. The question was raised on whether a condo is a dwelling unit and the consensus was that it is.
8. Frontage Width had no discussion.
9. Special Permits received the comment from BS that the word “inactive” is nebulous. No satisfactory substitute word was produced from discussion.
10. With no further comments from the public or the Planning Board, the hearing was closed after a move by SS and second by CD, and unanimous approval. The hearing adjourned at 8:48 PM.

Respectfully submitted,  
*Jean O'Neil*