



Williamsburg Planning Board

141 Main Street, P.O. Box 447

Haydenville, Massachusetts 01039-0447

Phone: (413) 268-8400

Fax: (413) 268-8409

Minutes

for Public Hearing
on Short-term Rentals

Feb 25, 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: See list on file					

The hearing opened at 7:34 PM with remarks by Acting Chair Steve Smith. Handouts were available of the proposed zoning and general bylaws and the new state law. A list of attendees and content of email input is on file.

The public was invited to comment and ask questions.

Fabin, Ft Hill Rd – questions the lack of multi-family homes being able to have STRs, suggesting that if the number of guests is the problem, then perhaps the cap on number of guests would suffice.

LaVerdiere – commented that she is in a 2-family home i.e., renting the upstairs now, and enjoys meeting people so would like to have STRs.

Oland-Stuckey, Cole Rd – mostly likes what the PB is doing, has experienced STRs other places and enjoyed the experience.

Harlow, appreciates the requirement that a dwelling may not share septic or well systems.

Wright, Fairfield Av – questioned if 3-season homes are included, then recognized the 183-day rule on primary residence.

Sullivan, Ft Hill Rd – If you own 2 homes, can you use both for STRs? Also, on the multi-family question, in a house owned by one person and renting 3 apartments, can one be a STR? The PB will look into that.

Sheehy, South St – supports the primary resident and accessory apartment aspects. She suggested we need a definition for transient lodgers. She questioned if the bylaws apply to co-occupants such as roommates.

Dudek, Charles, Old Goshen Rd – thinking of the breakfast aspects, he wondered if the guest could use the host kitchen to make their own meal.

Bricker, North St – requested explanation of the Special Permit process especially on the waiver on parking.

Mann, Hyde Hill Branch – Special permits have been given by the ZBA in the past – are they grandfathered under these proposed bylaws. The PB will look into that.

Symons – wondering how violations of the bylaws will be enforced.

Flory, Osa, Petticoat Hill Rd – How will costs of enforcement be covered if no fees will be collected, other than required inspections.

Bricker – The state law is going into effect July 1 – how will the timing of town bylaws mesh with this? She pointed out a large number of items that need attention and action before the STRs are ready to go.

Oland-Stuckey – push-back comments on the idea that a non-primary resident might not feel invested in our town so might not operate a STR following the town's philosophy.

Dudek, Mary, Old Goshen Rd – questioned if a single-family home with a space to rent that is attached with some connecting passage would qualify.

Warren, South St – requested a set of one-page instructions on topics such as STRs and signage, easy for potential applicants to follow.

The hearing adjourned at 8:35 PM.

Respectfully submitted,

Jean O'Neil