

**NOTICE OF PLANNING
BOARD HEARING
RELATIVE TO
PROPOSED ZONING
BY-LAW AMENDMENTS
PURSUANT TO M.G.L.**

c 40A, §5

A Public Hearing will be held on Monday, April 9, 2018 at 7:00pm at the Williamsburg Town Offices, 141 Main Street, Haydenville, MA to discuss the draft of proposed bylaws and bylaw amendments summarized below. A draft of the full text of each proposed Bylaw and proposed amendment may be viewed at the Town Clerks Office during her regular business hours or online at www.burgy.org

1. Summary of changes to frontage:

Williamsburg Zoning Bylaw, Section 9.0b - Add language to require lot width to be maintained at no less than 200 feet for 50 feet back from the frontage.

2. Summary of changes to Special Permit:

Williamsburg Zoning Bylaw, Section 5.10 - Add language that a Special Permit expires if the business it permits is inactive or ceases for two full calendar years, or is replaced by a new permit.

3. Summary of new bylaw covering marijuana for non-medical, adult use:

Proposed New Bylaw for Williamsburg - Regulate and allow marijuana businesses in the Town of Williamsburg, including cultivation, testing laboratories, manufacture and sales. Allow up to five (5) Marijuana Retailers, and, if permitted by the Commonwealth of Massachusetts, up to two (2) Marijuana Social Consumption Operations within the Town of Williamsburg.

4. Summary of Removal of Section 20 of Zoning Bylaws of Williamsburg

Remove Section 20- Temporary Moratoria on the Sale and Distribution of Marijuana Not Medically Prescribed. This bylaw was written to be in effect until 9/30/2018 until a new bylaw was written. As there is a bylaw in place to be voted on, this section will be removed from the Zoning Bylaws of Williamsburg.

5. Summary of changes to Accessory Apartments:

Williamsburg Zoning Bylaw, Section 9.1 - Expand the allowable floor space in an accessory apartment. Limit the number of bedrooms to two (2). Allow for detached accessory apartments. Require that either the primary dwelling or the apartment must be occupied by the owner.

6. Summary of changes to Home Occupations:

Williamsburg Zoning Bylaw, Section 9.11 - Allow by Special Permit a new use called Major Home Occupation, with up to two (2) employees, which can also exist in a detached structure.

7. Summary of changes to dwelling units permitted in a multi-family dwelling:

Williamsburg Zoning Bylaw, Section 9.21 - Allow more than four dwelling units in a multi-family dwelling, if the structure is equal to or larger than 3,500 square feet, and if the structure was constructed prior to 1925, or is listed on a Town, State, or Federal historic register.

Robert Barker, Chairman
Williamsburg Planning
Board