

The Commonwealth of Massachusetts
Town of Williamsburg
Office of the Board of Appeals

Application for an appeal, a Special Permit, or a Variance

To the Town Clerk of Williamsburg, Massachusetts,

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Protective Bylaw of the Town of Williamsburg, application is hereby made to the Board of Appeals for:

_____ An Appeal from a decision of an Official or Board of the Town or
 A Special Permit, as required by Section 9.2, paragraph 6 or
_____ A Variance, as required by Section _____, paragraph _____, of

the Zoning Bylaw of the Town, to do the following:

CONSTRUCTION OF AN ART STUDIO ACCESSORY BUILDING OF 2000± sq ft
SEE NARRATIVE FOR DETAILS

(use another page if more room is needed)
On premises located at 24 O'NEIL RD

Assessor's Map and Parcel number 34 0004 D 0000 310

Owned by ALTON WASSON AND ROSALYN DRISCOLL
Deed recorded Book - page 2255/049

Applicant Signature [Signature] Phone No. (413) 268-3534

A complete Application includes Plans, List of Abutters and Map, Fees, narrative and other supportive materials

*** Administrative Use Only ***

Completed application received by Town Clerk on September 5, 2017 at 3:00 pm
Date time

Town Clerk Stamp:

Town Clerk [Signature] Appeals Board _____
Signature Signature

Filing Fee Computation: 6 x 1.50 = Certificate of Mailing Expense of \$ 9.00

Expense of regular mail and publication in periodical \$ 150.00

Application No. _____ Administrative Expense \$ 100.00

Date of Hearing _____ Total Filing Fee Received \$ 259.00

A COMPLETE application must include documentation and plans as outlined on page 3 of this packet

ZBA: Narrative for construction of a studio accessory building at 24 O'Neil Road, Williamsburg MA, in application for a special permit

Alton Wasson and Rosalyn Driscoll have lived at 24 O'Neil Rd since 1981. There are three buildings currently on the property that were there when the property was purchased: house, small studio used by both owners, and storage shed, all of which have been rehabilitated and restored over the years.

They want to build a new studio, an accessory building, on their property. The purpose of the new construction would be to move and consolidate Driscoll's art from her present studios and storage rentals in One Cottage Street, Easthampton. Rent for her studio spaces from Riverside Industries in One Cottage Street increase annually; they want to invest in their own property rather than continue to pay rent, and to eliminate the commute to Easthampton. The building will only be used as a studio and storage for Driscoll to make and store her artwork, primarily sculpture, which involves the use of materials such as wood, metal, paper, stone and fabric. There will be no well, no kitchen or bathroom. Electricity will run up the hill from the panel and meter on the old studio and down the hill from the solar panels that will be installed on the south-facing roofs by Northeast Solar.

The plan for the new building is 48' x 42', a total of 2016 square feet—hence the need for a special permit. The site is near the top of O'Neil Hill, 160' west of the old studio and 180' northwest of the house. The site is 75' south of O'Neil Road, 324' from the western boundary, 421' from the eastern boundary, and about 2000' from the southern boundary of the property. The site is clear of trees.

Harris and Gray are slated to do the site and concrete work for 4' footings, drainage, slab containing radiant heating system, and driveway (driveway permit application has been submitted to the Highway Dept). Bear River Timber Frame has designed and will cut and raise the timber frame and complete the exterior and interior construction. Site work and construction will begin as soon as possible within the requirements of the ZBA process.

The square footage of the present buildings on the property are as follows:

Old studio (barn): $34.5' \times 23.5' = 811$ sq ft

Shed (sugar house): $21.5 \times 18' = 387$ sq ft

House: old section $33' \times 24.5' = 808$ sq ft

Kitchen section $12' \times 13.5' = 156$ sq ft

New bedroom addition $26.5' \times 25' = 662.5$ sq ft

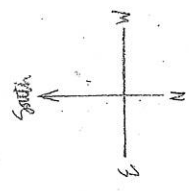
Total square footage of house = 1626 sq ft

Site plan with setbacks and measurements, floor plan, elevations, roof pitch, and doorways are included in this application.

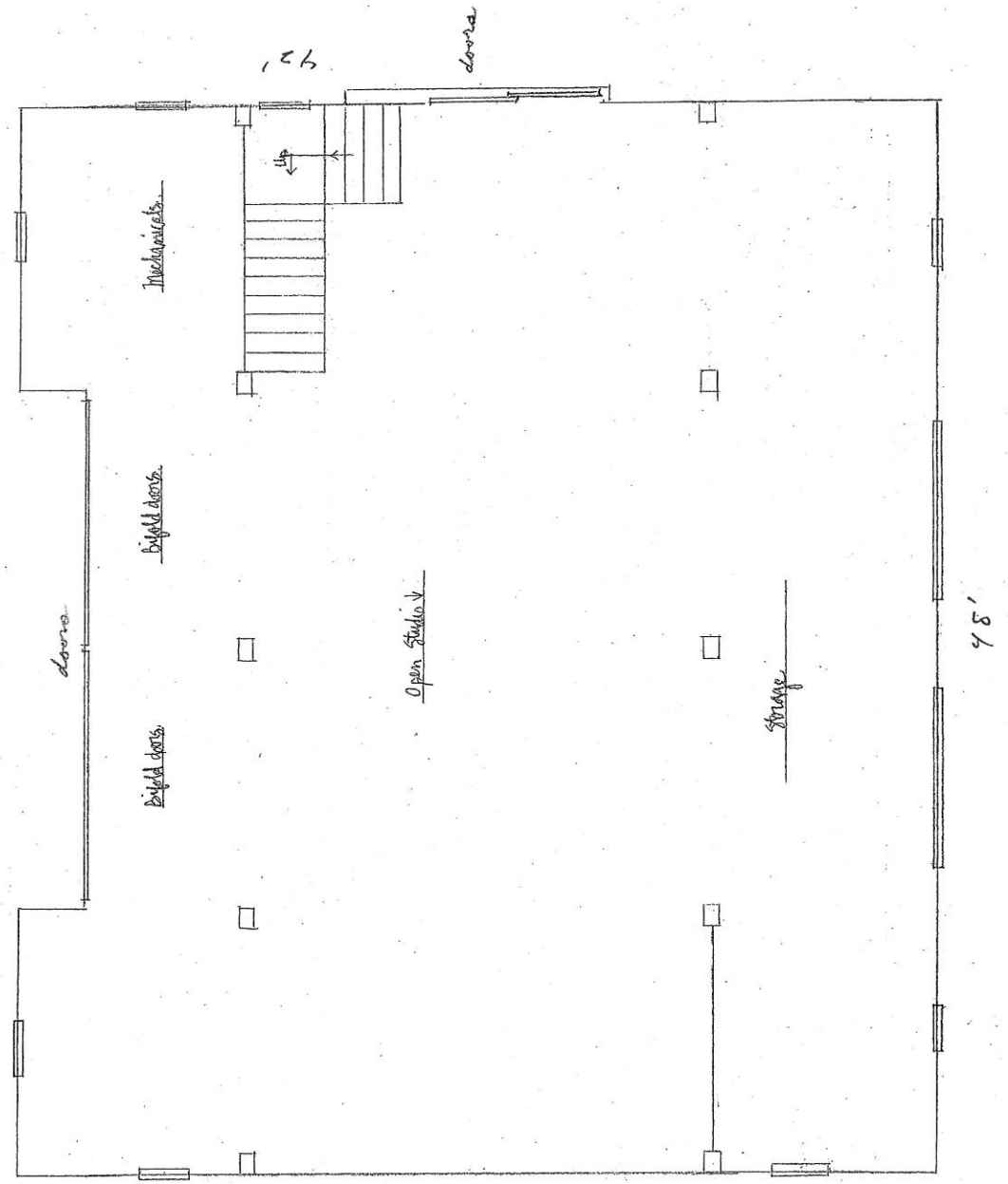
ROSALYN DRISCOLL

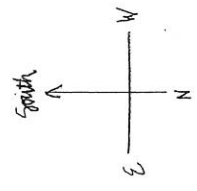
268-3534

ROZ@CROCKER.COM

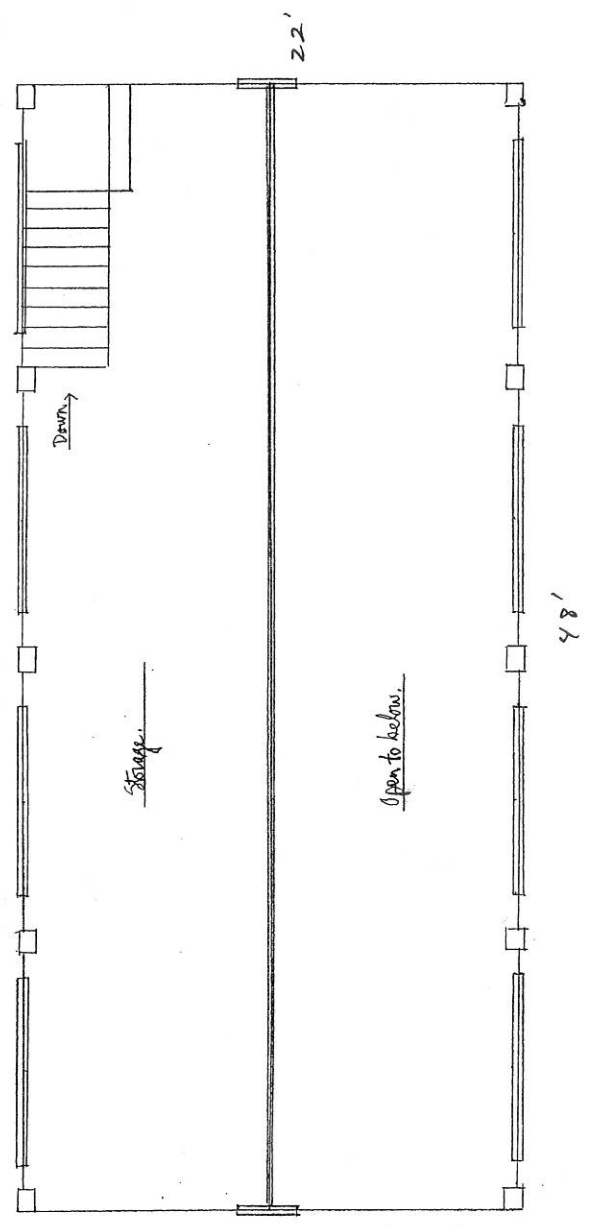


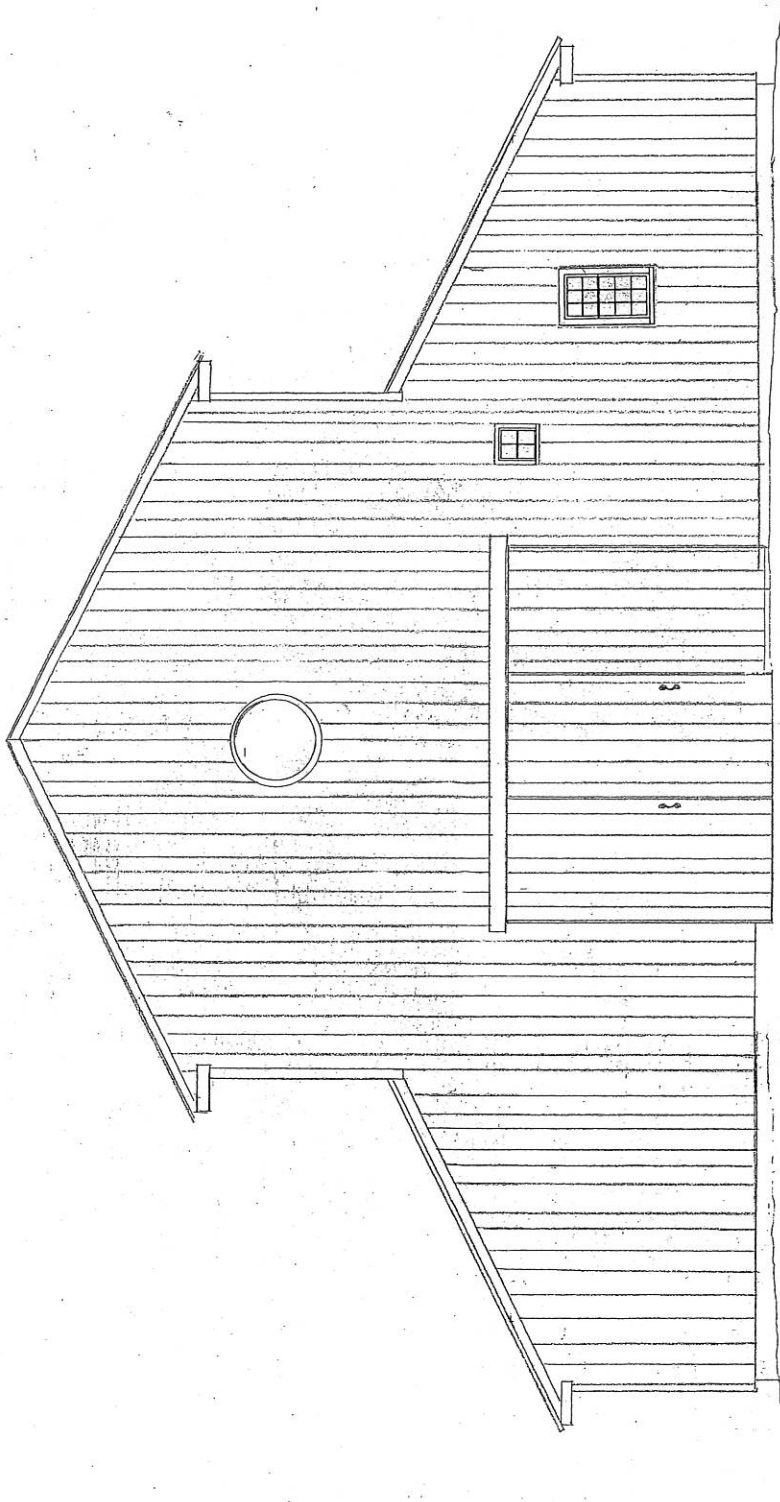
Roy Truesdale - Studio
 1st floor plan
 June 2017 Revised Aug.
 Blue River Timber Frame
 7/16 2008





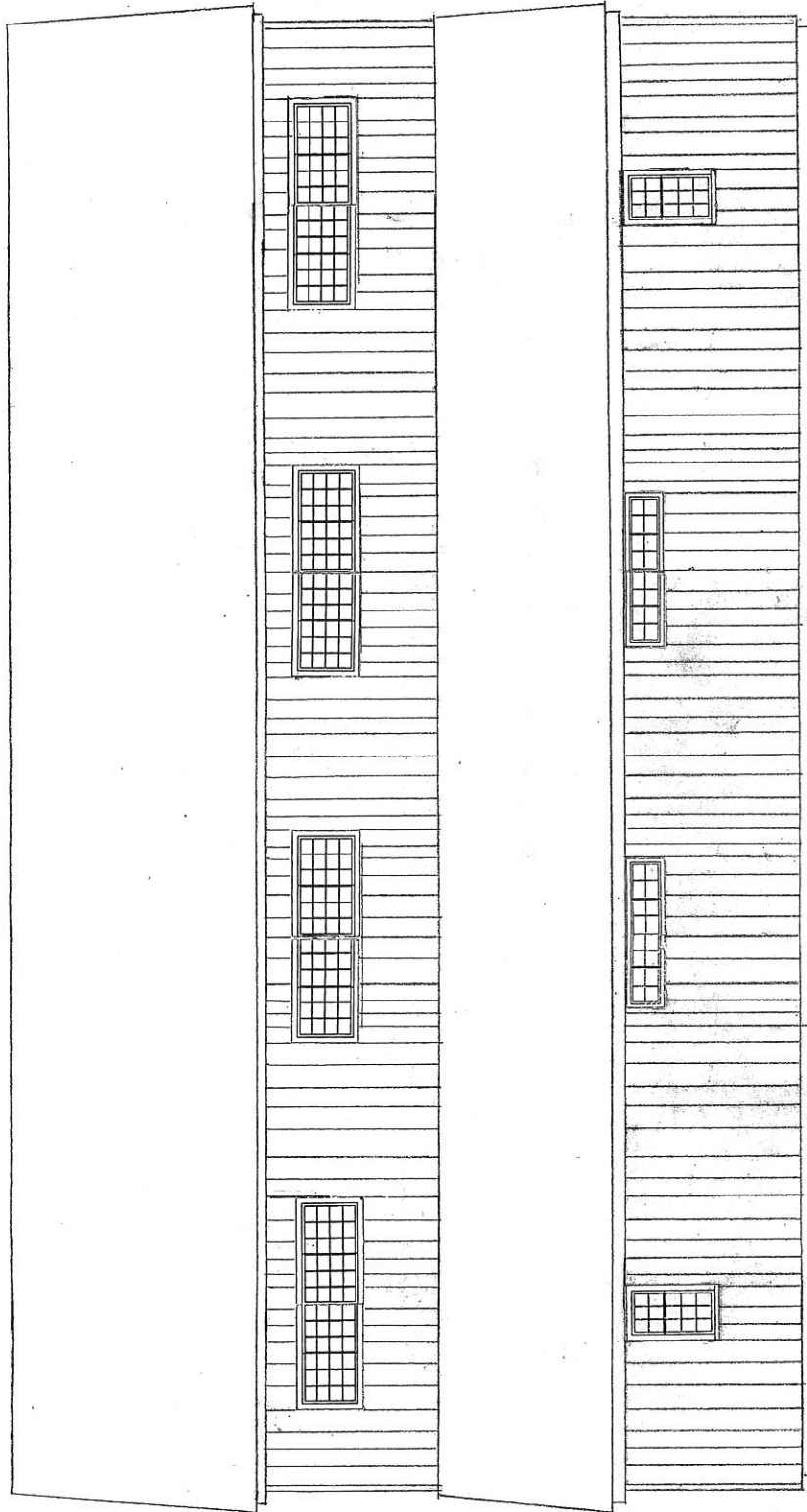
2nd floor plan
 Room - Studio
 June 2017
 Boss River Timber Frame
 3/16 scale





421

Ray Damsell - Funder
West facade elevation
June 2017 - Revised Aug
Good Sines Timber Frame
1/4 scale



48'

Roy Driscoll - Studio
North facade, Elevation
June 2017
Green River Timber Frame
1/4 scale