

**The Commonwealth of Massachusetts
Town of Williamsburg
Zoning Board of Appeals**

Findings and Decision

In the matter of: The application of Michael J Moran Jr., for a Special Permit as required by Section 9.21 of the Zoning Bylaws of the Town to convert two (2) existing storage spaces to dwelling units in a structure built in 1880 consisting of 4,070 square feet, on the premises located at 6 South Main Street Haydenville, Map K, Parcel 227.

Date of Application: December 9, 2019

Date of Hearing: January 13, 2020

Date of Decision: January 13, 2020

Vote by Members of the Board:

Marciana Caplis: In Favor

Charles Dudek: In Favor

Gerald Mann: In Favor

General Findings:

The premises consist of four one-bedroom apartments and two storage spaces. The applicant intends to convert the storage spaces into a studio apartment. No exterior changes are planned. No short-term rentals are contemplated. There is sufficient on-site parking which will not be increased from the existing use. The applicant stated that the Building Inspector has reviewed the plans and had no objections.

No objections to the application were received prior to the hearing. No persons objecting to the proposal appeared at the hearing.

Applicable Law:

Section 9.21 of the bylaws permits more than four dwelling units in a mixed-use structure greater than 3,500 square feet constructed prior to 1925.

Specific Findings:

The criteria for an increase in dwelling units as set forth in Section 9.21 have been met. The additional dwelling unit makes a positive contribution to the character of Town Williamsburg's village center. The proposed alteration is not substantially more detrimental to the neighborhood than the existing structure and use. The increase in the availability of housing constitutes a public benefit.

Decision of the Board:

The Zoning Board of Appeals voted unanimously to approve the application and to grant a Special Permit to the applicant for redevelopment pursuant to the plans and descriptions submitted with the application.

Conditions to the Special Permit:

The applicant shall comply with all other applicable provisions of the Zoning Bylaw.

Appeals from this finding, if any shall be made pursuant to Chapter 40A, Section 17 of the Massachusetts General Laws, and shall be filed within twenty days after the date of filing of the notice of this decision in the Office of the Town Clerk.

Respectfully submitted this 24th day of January 2020

Received and Recorded, this 24th day of January, 2020



Charles Dudek, Chairman on behalf of the Zoning Board of Appeals, Williamsburg, Massachusetts



Brenda Lessard, Williamsburg Town Clerk