



Office of the Williamsburg Town Clerk

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November 21, 2018

This is to certify that no appeals have been filed with the office of the Town Clerk relative to the Board of Appeals decision dated, October 24, 2018, filed with the Town Clerk, October 31, 2018, granting a special permit for Section 9.21 of the Williamsburg Zoning By-Law stating that a special permit is required to convert the four (4) existing commercial loft units to dwelling units in a structure built in 1890 consisting of 11,284 square feet. This special permit is for a property located at 4 South Main St., Williamsburg, MA 01039. Assessors Map K and Parcel number 295, owned by Michael J. and Lynn M. Moran.

The Board of Appeals voted unanimously to grant Michael J. and Lynn M. Moran a special permit to convert the existing four (4) commercial loft units to four (4) residential units for a total of eight (8) residential units located at 4 South Main Street, Williamsburg, 01039, identified on Assessors Map K as lot 295 pursuant to Section 9.21 of the Zoning Bylaw of the Town of Williamsburg.

Brenda Lessard
Town Clerk

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 and Lynn M Moran for a Special Permit as required by Section 9.21 of the Zoning Bylaws of the Town to convert four (4) existing commercial loft units to dwelling units in a structure built in 1890 consisting of 11,284 square feet, on the premises located at 4 South Main Street in Haydenville.

Date of Application: September 10, 2018

Date of Hearing: October 24, 2018

Date of Decision: October 24, 2018

Vote by Members of the Board:

Marciana Caplis: In Favor

Charles Dudek: In Favor

Gerald Mann: In Favor

General Findings:

The premises consist of commercial space on the ground level, four residential spaces on the second level and loft spaces on the second and third level. The applicant intends to convert the four units currently used for daytime work spaces into self-contained residential units by adding bathrooms. 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 units 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 submitted at the hearing.

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 31st day of October 2018



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

Received and Recorded, this 31st day of October, 2018



Brenda Lessard, Williamsburg Town Clerk