

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 \_\_\_\_\_, paragraph \_\_\_\_\_ or

X A Variance, as required by Section 9.2, paragraph 6., of

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

Construct tractor shed and storage and car port. These structures total 804 sq ft which is in addition to the studio building already on property, totalling 1904 sq ft which exceeds limit of 1500 sq ft.

(use another page if more room is needed)

On premises located at 40 Adams Rd Haydenville

Assessor's Map and Parcel number D 61-A

Owned by Botnick + Werner

Deed recorded Book - page \_\_\_\_\_

Applicant Signature [Signature] Phone No. (319) 341 0224

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 1/2/2020 at 10:40 Am  
Date time

Town Clerk Stamp:

Town Clerk [Signature] Appeals Board \_\_\_\_\_  
Signature Signature

Filing Fee Computation: 4 x 1.50 = Certificate of Mailing Expense of \$ 6.00

Expense of regular mail and publication in periodical \$ 150.00

Application No. \_\_\_\_\_ Administrative Expense \$ 100.00

Date of Hearing \_\_\_\_\_ Total Filing Fee Received \$ 256.00

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

From: **Louis Hasbrouck** lhasbrouck@northamptonma.gov  
Subject: 40 Adams Rd carports  
Date: December 13, 2019 at 10:54 AM  
To: Ken Botnick kb@kenbotnick.com  
Cc: Jonathan Flagg jflagg@northamptonma.gov, Andy Cole andycole119@gmail.com, Town Clerk townclerk@burgy.org



Mr Botinck and Mr. Cole,

The area of the existing accessory structure (studio) is 1100 sf  
The area of proposed carport #1 is 252 sf  
The area of proposed carport #2 552 sf  
Total area, all accessory buildings will be 1908 sf

You will need a special permit from the Zoning Board because the total area is greater than 1500 sf (see below).

Contact the town clerk (Brenda Lessard) for more information. Her telephone number is 413.268.8402. She's copied on this email.

I don't think there will be a problem getting the special permit.

(Williamsburg Zoning Bylaw)

**9.2 Accessory structures**

**a.....**

**b. Accessory structures to a principal use shall not have a total aggregate square footage exceeding 1,500 square feet unless a special permit has been issued by the Zoning Board of Appeals. This shall not apply to agricultural uses as defined by MGL Sec. 40A.**

Louis Hasbrouck  
Building Commissioner  
City of Northampton  
Town of Williamsburg  
(413) 587-1240 office  
(413) 587-1272 fax

Williamsburg

RECEIVED



City of Northampton  
Building Department  
212 Main Street  
Room 100  
Northampton, MA 01060  
phone 413-587-1240 Fax 413-587-1272

DEPT. OF BUILDING INSPECTIONS  
NORTHAMPTON, MA 01060

DEC

Status of Permit: 2019

Curb Cut/Driveway Permit \_\_\_\_\_

Sewer/Septic Availability \_\_\_\_\_

Water Availability \_\_\_\_\_

Two Sets of Structural Plans \_\_\_\_\_

Plot/Site Plans \_\_\_\_\_

Other Specify \_\_\_\_\_

Department use only

APPLICATION TO CONSTRUCT, ALTER, REPAIR, RENOVATE OR DEMOLISH A ONE OR TWO FAMILY DWELLING

SECTION 1 - SITE INFORMATION

1.1 Property Address:

40 Adams Rd.  
Williamsburg MA

This section to be completed by office

Map \_\_\_\_\_ Lot \_\_\_\_\_ Unit \_\_\_\_\_

Zone \_\_\_\_\_ Overlay District \_\_\_\_\_

Elm St. District \_\_\_\_\_ CB District \_\_\_\_\_

SECTION 2 - PROPERTY OWNERSHIP/AUTHORIZED AGENT

2.1 Owner of Record:

Ken Botnick Karen Warner

40 Adams Rd

Name (Print)

Current Mailing Address:

314 341 0224

Signature

Telephone

2.2 Authorized Agent:

Andy Cole

469 Main Rd Gill MA 01259

Name (Print)

Current Mailing Address:

413-325-1383

Signature

Telephone

SECTION 3 - ESTIMATED CONSTRUCTION COSTS

Item	Estimated Cost (Dollars) to be completed by permit applicant	Official Use Only	
1. Building	\$15,000	(a) Building Permit Fee	
2. Electrical	1,000	(b) Estimated Total Cost of Construction from (6)	
3. Plumbing		Building Permit Fee	\$104.00
4. Mechanical (HVAC)			
5. Fire Protection			
6. Total = (1 + 2 + 3 + 4 + 5)	16,000	Check Number	3507

This Section For Official Use Only

Building Permit Number: WB-20-72

Date Issued: \_\_\_\_\_

Signature: \_\_\_\_\_

Building Commissioner/Inspector of Buildings

Date

andycole119

@gmail.com

EMAIL ADDRESS (REQUIRED; EITHER HOMEOWNER OR CONTRACTOR)

**SECTION 5- DESCRIPTION OF PROPOSED WORK (check all applicable)**

New House <input type="checkbox"/>	Addition <input type="checkbox"/>	Replacement Windows Or Doors <input type="checkbox"/>	Alteration(s) <input type="checkbox"/>	Roofing <input type="checkbox"/>
Accessory Bldg. <input checked="" type="checkbox"/>	Demolition <input type="checkbox"/>	New Signs <input type="checkbox"/>	Decks <input type="checkbox"/>	Siding <input type="checkbox"/> Other <input type="checkbox"/>

Brief Description of Proposed Work: 2 Carports one attached to existg studio / other free standing next to house

Alteration of existing bedroom Yes  No  Adding new bedroom Yes  No   
 Attached Narrative Renovating unfinished basement Yes  No   
 Plans Attached Roll - Sheet

**6a. If New house and or addition to existing housing, complete the following:**

- a. Use of building : One Family \_\_\_\_\_ Two Family \_\_\_\_\_ Other carport
- b. Number of rooms in each family unit: \_\_\_\_\_ Number of Bathrooms \_\_\_\_\_
- c. Is there a garage attached? carport to be built studio house
- d. Proposed Square footage of new construction: (582) (252) Dimensions 12x46 12x21
- e. Number of stories? 1
- f. Method of heating? N/A Fireplaces or Woodstoves \_\_\_\_\_ Number of each \_\_\_\_\_
- g. Energy Conservation Compliance. \_\_\_\_\_ Masscheck Energy Compliance form attached? \_\_\_\_\_
- h. Type of construction stick constructo
- i. Is construction within 100 ft. of wetlands? Yes  No  Is construction within 100 yr. floodplain Yes  No
- j. Depth of basement or cellar floor below finished grade \_\_\_\_\_
- k. Will building conform to the Building and Zoning regulations?  Yes  No
- l. Septic Tank \_\_\_\_\_ City Sewer \_\_\_\_\_ Private well \_\_\_\_\_ City water Supply \_\_\_\_\_

**SECTION 7a - OWNER AUTHORIZATION - TO BE COMPLETED WHEN OWNERS AGENT OR CONTRACTOR APPLIES FOR BUILDING PERMIT**

I, Kenneth Botnick, as Owner of the subject property hereby authorize Andy Cole to act on my behalf, in all matters relative to work authorized by this building permit application.

[Signature] 12-10-19  
 Signature of Owner Date

I, Andy Cole, as Owner/Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

Signed under the pains and penalties of perjury.

Andy Cole  
 Print Name  
[Signature] 12-10-19  
 Signature of Owner/Agent Date

**SECTION 8 - CONSTRUCTION SERVICES**

**8.1 Licensed Construction Supervisor:**

Name of License Holder: Andrew Cole

469 Main Rd Gill MA 01354  
Address

[Signature] 413-325-1383  
Signature Telephone

Not Applicable

CS-092165

License Number

6-28-21

Expiration Date

**9. Registered Home Improvement Contractor:**

Andy Cole Builders

Andy Cole Builders  
Company Name

469 Main Rd Gill MA 01354  
Address

Telephone 413-325-1383

Not Applicable

152784

Registration Number

9/27/20

Expiration Date

**SECTION 10- WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))**

Workers Compensation Insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Signed Affidavit Attached Yes.....  No.....

Section 4. ZONING		All Information Must Be Completed. Permit Can Be Denied Due To Incomplete Information		
		Existing	Proposed	Required by Zoning This column to be filled in by Building Department
Lot Size		4 Acres	4 Acres	
Frontage		210'	210'	
Setbacks		Front — 100' Side — 40' L: 40 R: 150 Rear — 400	88' L: 30 R: 150 400	
Building Height			11' <i>studio</i>	
Bldg. Square Footage			552 <i>282 - reverse</i>	
Open Space Footage (Lot area minus bldg & paved parking)		3.5 Acres 15%		
# of Parking Spaces		3	3	
Fill: (volume & Location)				

A. Has a Special Permit/Variance/Finding ever been issued for/on the site?

NO  DONT KNOW  YES

IF YES, date issued:

IF YES: Was the permit recorded at the Registry of Deeds?

NO  DONT KNOW  YES

IF YES: enter Book Page and/or Document #

B. Does the site contain a brook, body of water or wetlands? NO  DONT KNOW  YES

IF YES, has a permit been or need to be obtained from the Conservation Commission?

Needs to be obtained  Obtained  , Date Issued:

C. Do any signs exist on the property? YES  NO

IF YES, describe size, type and location:

D. Are there any proposed changes to or additions of signs intended for the property? YES  NO

IF YES, describe size, type and location:

E. Will the construction activity disturb (clearing, grading, excavation, or filling) over 1 acre or is it part of a common plan that will disturb over 1 acre? YES  NO

IF YES, then a Northampton Storm Water Management Permit from the DPW is required.





# City of Northampton

Massachusetts

DEPARTMENT OF BUILDING INSPECTIONS  
212 Main Street • Municipal Building  
Northampton, MA 01060



## Debris Disposal Affidavit

In accordance of the provisions of MGL c 40, S54, I acknowledge that as a condition of the building permit all debris resulting from the construction activity governed by this Building Permit shall be disposed of in a properly licensed solid waste disposal facility, as defined by MGL c 111, S 150A.

The debris from construction work being performed at:


40 Adams Rd Hayden, Me  
(Please print house number and street name)

Is to be disposed of at:

~~Boston~~ Valley Recycling  
(Please print name and location of facility)

Or will be disposed of in a dumpster onsite rented or leased from:

\_\_\_\_\_  
(Company Name and Address)

  
Signature of Permit Applicant or Owner Date

If, for any reason, the debris will not be disposed of as indicated, the Applicant or Owner shall notify the Building Department as to the location where the debris will be disposed.





The Commonwealth of Massachusetts  
 Department of Industrial Accidents  
 1 Congress Street, Suite 100  
 Boston, MA 02114-2017  
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.  
 TO BE FILED WITH THE PERMITTING AUTHORITY.

**Applicant Information**

Please Print Legibly

Name (Business/Organization/Individual): Andy Cole Builders

Address: 469 Main Rd

City/State/Zip: Gill MA 01354 Phone #: 413-325-1383

Are you an employer? Check the appropriate box:

1.  I am an employer with 1 employees (full and/or part-time).\*
2.  I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3.  I am a homeowner doing all work myself. [No workers' comp. insurance required.]†
4.  I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5.  I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.‡
6.  We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7.  New construction
8.  Remodeling
9.  Demolition
10.  Building addition
11.  Electrical repairs or additions
12.  Plumbing repairs or additions
13.  Roof repairs
14.  Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

*I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.*

Insurance Company Name: Travelers

Policy # or Self-ins. Lic. #: 6HUB4307P49018 Expiration Date: 7/22/20

Job Site Address: 40 Adams Rd City/State/Zip: Williamstown MA

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

*I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.*

Signature: Andy Cole Date: 12-10-19

Phone #: 413 325-1383

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

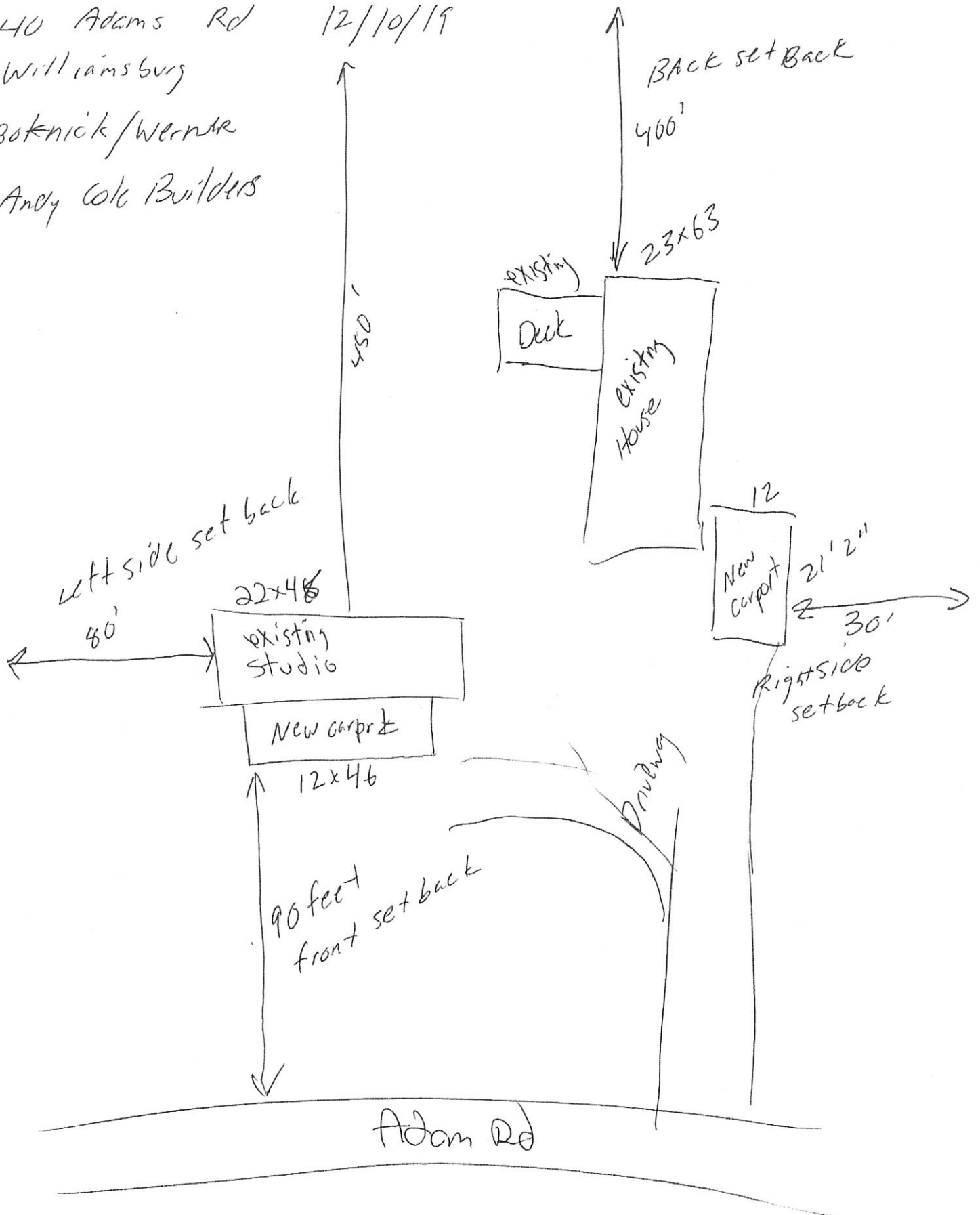
Issuing Authority (circle one):

1. Board of Health
2. Building Department
3. City/Town Clerk
4. Electrical Inspector
5. Plumbing Inspector
6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_

40 Adams Rd  
Williamsburg  
Botnick/Werner  
Andy Cole Builders

12/10/19



The following are abutters within 200 ft to the property located at 40 Adams Rd, Haydenville MA and further identified as Map D, Lot 61 A. This property is owned by Kenneth Botnick and Karen Werner with a mailing address of PO Box 267, Haydenville, MA 01039.

<u>Name</u>	<u>Street Address</u>	<u>Mailing Address</u>	<u>Town</u>	<u>State</u>	<u>Zipcode</u>	<u>Map &amp; Parcel</u>
Kenneth Botnick and Karen Werner	40 Adams Rd	PO Box 267	Haydenville	MA	01039	D-61 A
Michael & Jeanne Moriarty	41 & 43 Adams Rd	43 Adams Rd	Haydenville	MA	01039	D-61 & D-60.1
MA Audubon Society Inc	59 Adams Rd	208 So Great Rd	Lincoln	MA	01773	D-58 & D-59
James & Nancy Forester	58 Adams Rd	58 Adams Rd	Haydenville	MA	01039	E-5

We certify, to the best of our abilities, that this is a list of abutters to the above described property within our municipality.

*Robin Everett*  
*DE Assessor*

Williamsburg Board of Assessors

12/27/2019

# 40 ADAMS RD HAYDENVILLE, MA

100% CONSTRUCTION DOCUMENTS  
NOVEMBER 12 2019

## PROJECT DESCRIPTION

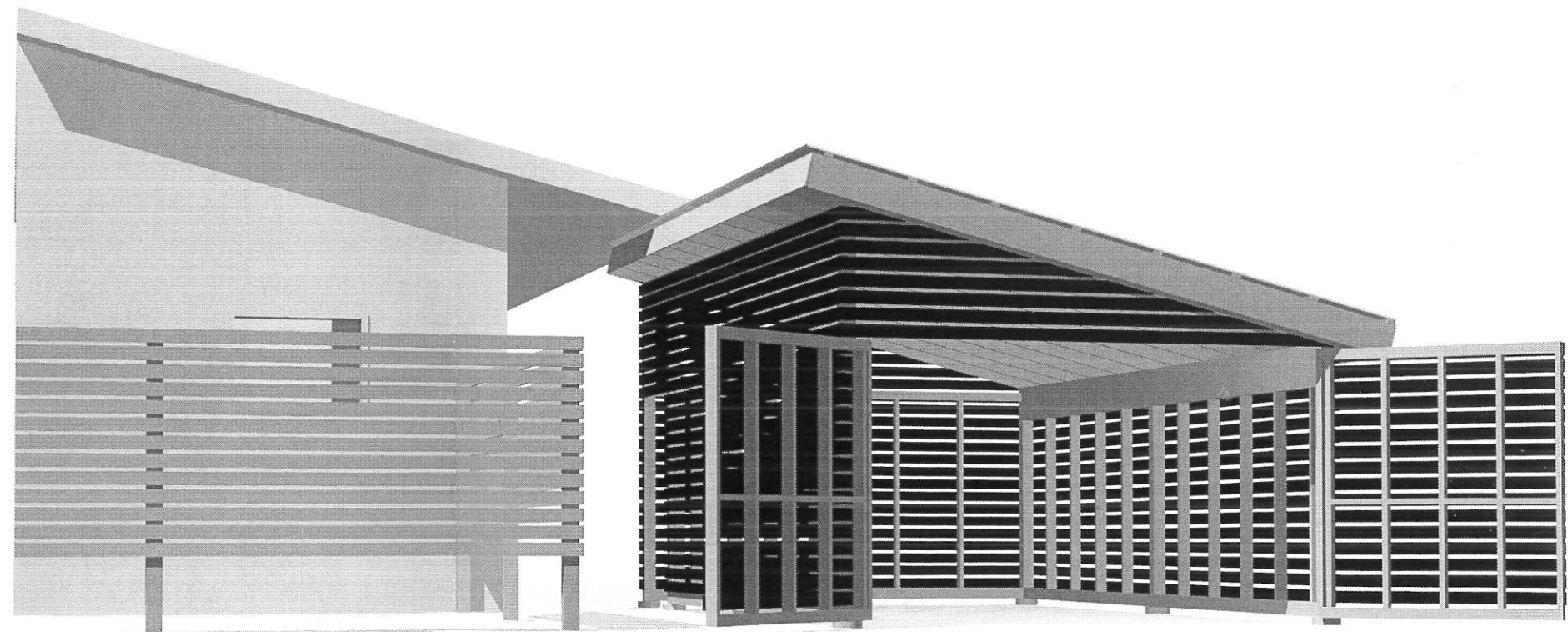
TWO NEW CARPORTS FOR THE RESIDENCE. CARPORT ONE (CP1) IS A FREESTANDING STRUCTURE ADJACENT TO THE EXISTING HOUSE. CARPORT TWO (CP2) IS AN ADDITIONAL STORAGE SPACE/GARAGE ATTACHED TO THE STUDIO.

## GENERAL NOTES:

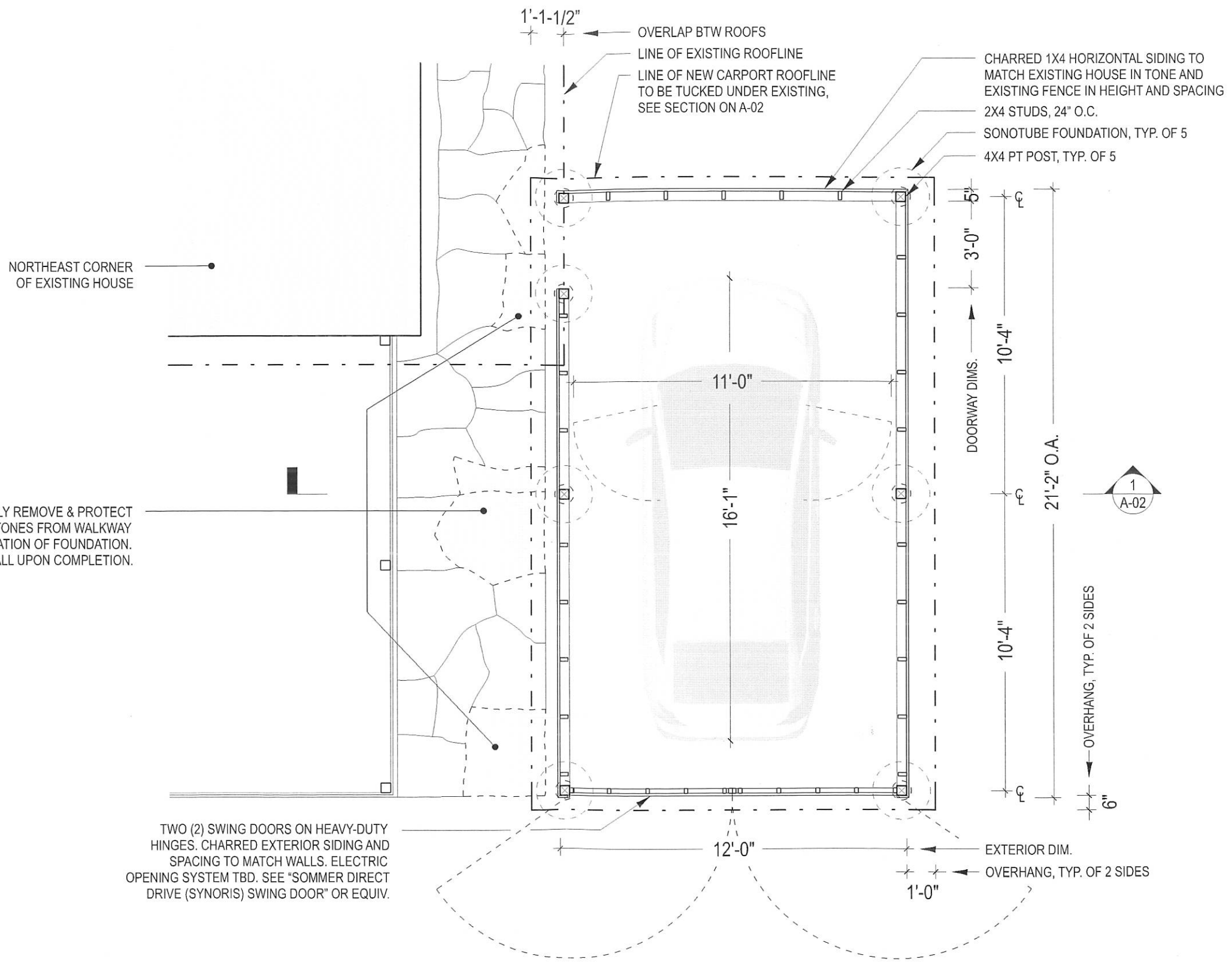
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MASSACHUSETTS BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING MASSACHUSETTS AGENCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (ELECTRICAL).
8. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGNOFFS.

## DRAWING INDEX:

T-01	TITLESHEET
A-01	CARPORT 1 - GROUND PLAN
A-02	CARPORT 1 - SECTION
A-03	CARPORT 2 - GROUND PLAN
A-04	CARPORT 2 - SECTION



**1** CP1 - 3D  
N.T.S.



NORTHEAST CORNER OF EXISTING HOUSE

CAREFULLY REMOVE & PROTECT SELECT STONES FROM WALKWAY FOR INSTALLATION OF FOUNDATION. REINSTALL UPON COMPLETION.

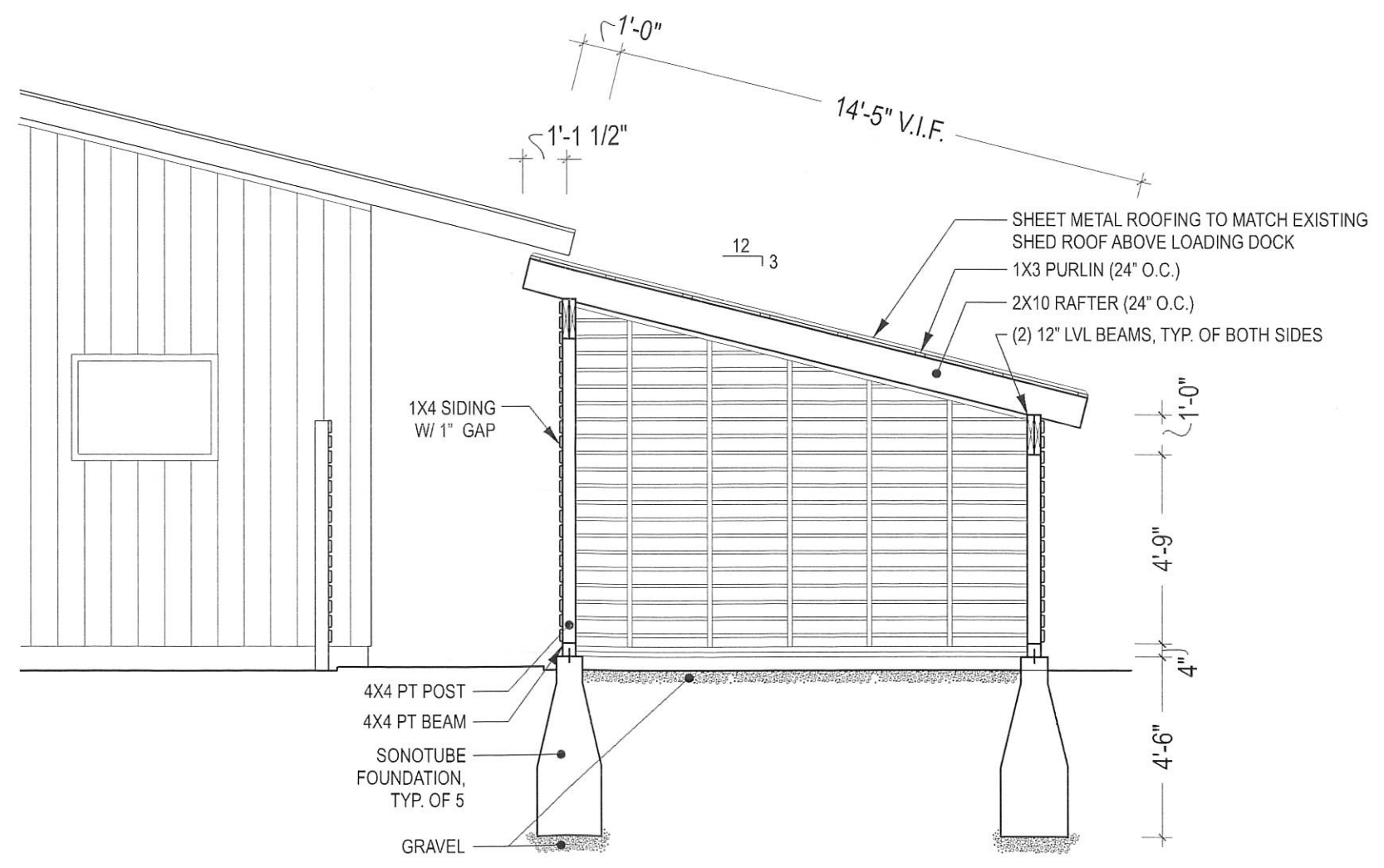
NOTE:  
COORDINATE WITH ELECTRICAL REGARDING REQUIREMENTS FOR ELECTRIC CAR CHARGING STATION AND ELECTRIC OPENING SYSTEM.

TWO (2) SWING DOORS ON HEAVY-DUTY HINGES. CHARRED EXTERIOR SIDING AND SPACING TO MATCH WALLS. ELECTRIC OPENING SYSTEM TBD. SEE "SOMMER DIRECT DRIVE (SYNORIS) SWING DOOR" OR EQUIV.

**1 CP1 - GROUND PLAN**  
1/4" = 1'-0"

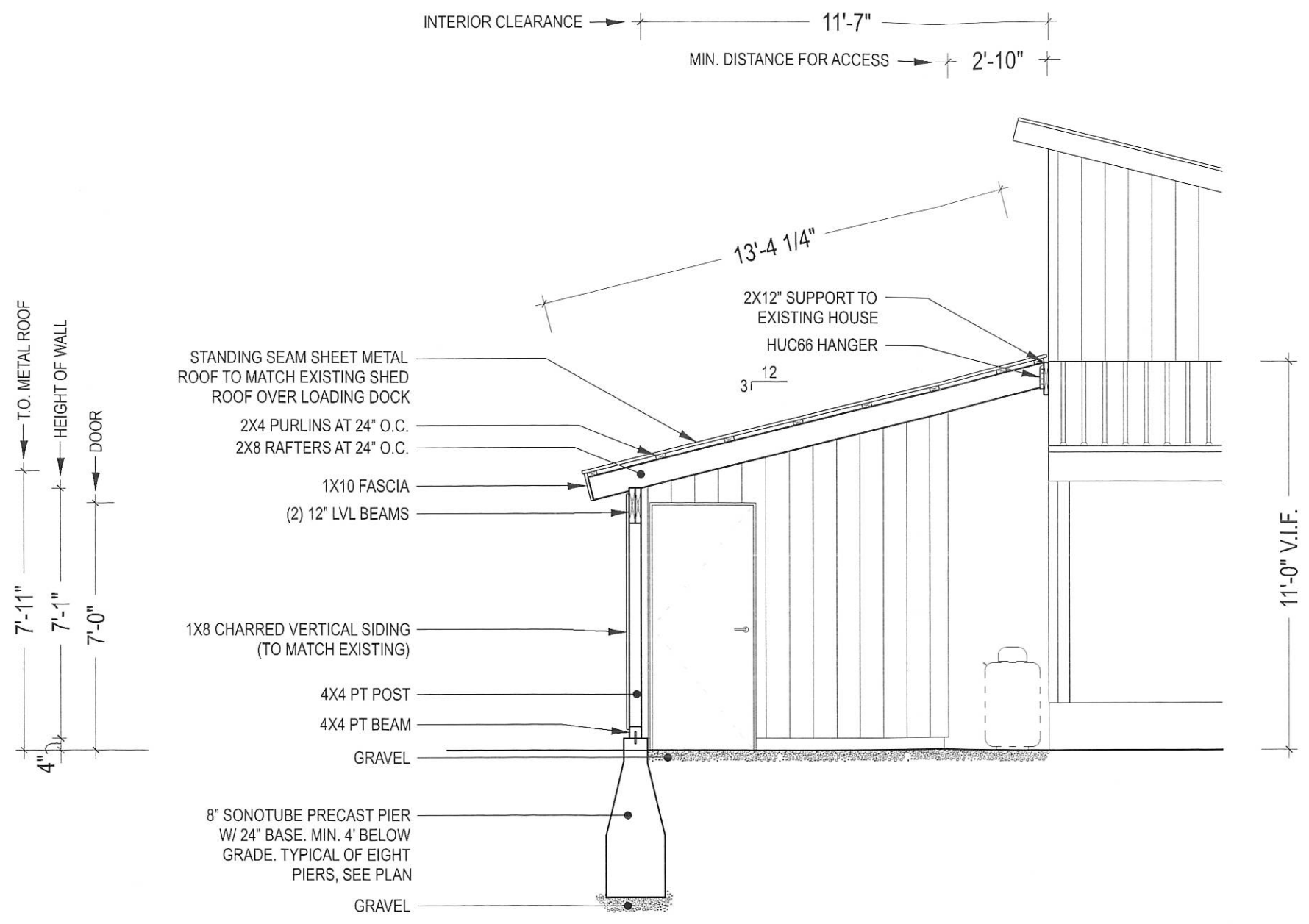


10'-5" HEIGHT OF EXISTING OVERHANG (V.I.F.)  
 9'-4" HEIGHT OF NEW WALL (T.O. LVL BEAM)  
 7'-9" APPROX. STUD HEIGHT (V.I.F.)  
 6'-3" APPROX. HEIGHT OF EXISTING FENCE (V.I.F.)  
 7"



10'-4" A.F.F.  
 T.O. GRADE  
 6'-5" A.F.F.  
 T.O. GRADE

**1 CP1 - SECTION**  
 1/4" = 1'-0"



7'-11" T.O. METAL ROOF  
 7'-1" HEIGHT OF WALL  
 7'-0" DOOR  
 4"

INTERIOR CLEARANCE → 11'-7"  
 MIN. DISTANCE FOR ACCESS → 2'-10"

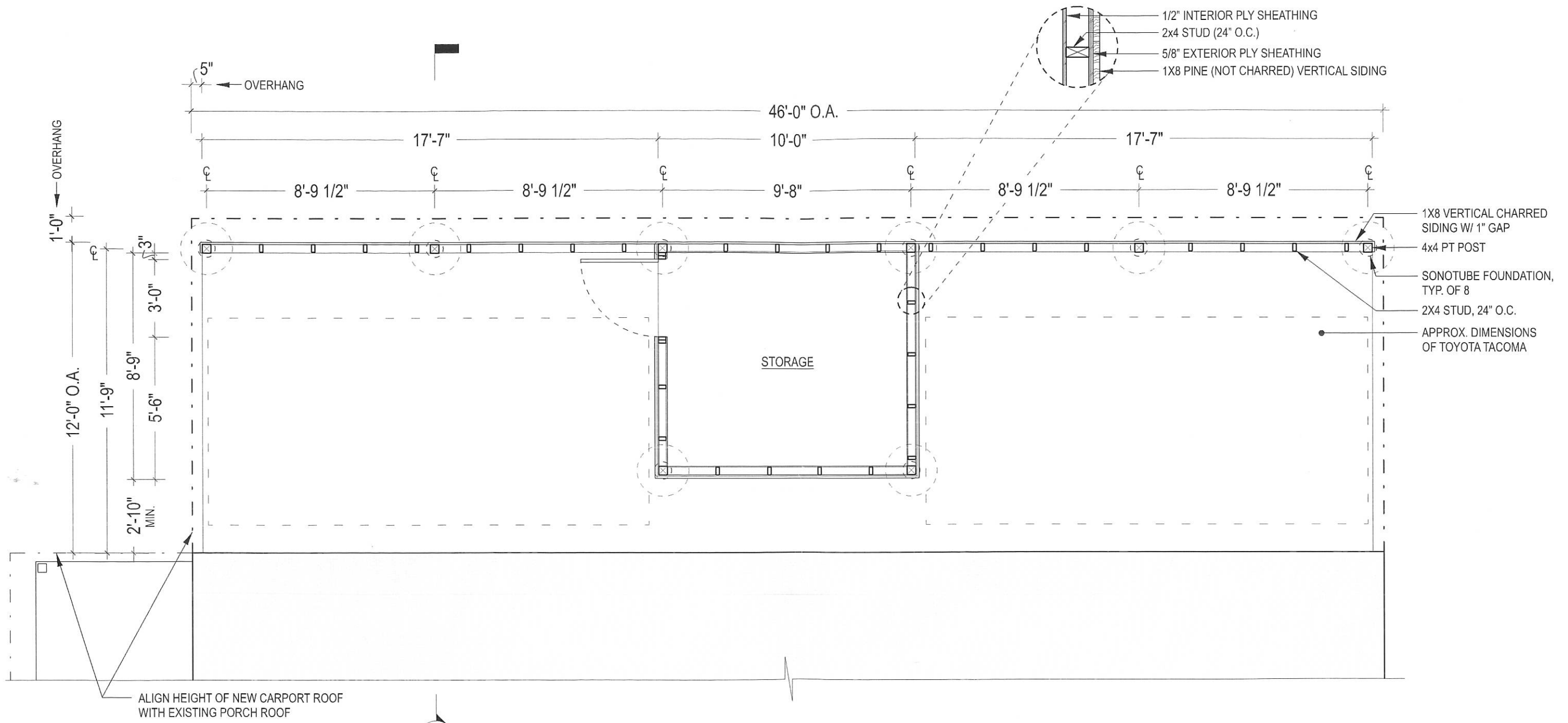
STANDING SEAM SHEET METAL  
 ROOF TO MATCH EXISTING SHED  
 ROOF OVER LOADING DOCK  
 2X4 PURLINS AT 24" O.C.  
 2X8 RAFTERS AT 24" O.C.  
 1X10 FASCIA  
 (2) 12" LVL BEAMS  
 1X8 CHARRED VERTICAL SIDING  
 (TO MATCH EXISTING)  
 4X4 PT POST  
 4X4 PT BEAM  
 GRAVEL  
 8" SONOTUBE PRECAST PIER  
 W/ 24" BASE. MIN. 4' BELOW  
 GRADE. TYPICAL OF EIGHT  
 PIERS, SEE PLAN  
 GRAVEL

13'-4 1/4"

2X12" SUPPORT TO  
 EXISTING HOUSE  
 HUC66 HANGER  
 3/12

11'-0" V.I.F.

**1 CP2 - SECTION**  
 1/4" = 1'-0"



**1 CP2 - GROUND PLAN**  
 1/4" = 1'-0"