



Zoning Board of Appeals

Minutes of Tuesday, January 8, 2019 – 6:00 PM

Board of Appeals members present: Charles Dudek, Gerry Mann, Marcianna Caplis & Paul Kennedy

Applicants present: Robin Karlin and Robert Allen

Public Present: None

Motion made and seconded to approve the Minutes of 6/27/18, 7/9/18, 7/23/18 and 8/14/18 as written. Motion so voted.

Karlin & Allen-99 Main Street Decision Meeting

The decision meeting was called after an application from Robin Karlin and Robert Allen, 99 Main Street, Assessors Map K, Parcel 40, seeking a Special Permit as required by Section 12.0e of the Zoning Bylaws of the Town of Williamsburg, for a proposed addition of three (3) residential units to be used as Air BnB units that will not be more detrimental to the neighborhood. Currently there is already one (1) residential unit they use as Air BnB space. The building is currently used as a Veterinary Clinic and will continue to do so on the west side of the building. That business occupies approximately half of the building and is run by the applicants. The Public Hearing was first opened on June 27, 2018.

The Board discussed that the original application asked for three (3) units. After the close of the public hearing a hand-written note was received (11/28/18) from Robin Karlin requesting a modification to the application and requesting an addition of one (1) unit down from the requested three (3) units. She also indicated there would be no parking in the rear of the building.

(GM) noted that after the close of a public hearing, the application cannot be modified. It will be noted in the Minutes and the decision but the original application cannot be altered.

(CD) noted there is no description in the current zoning bylaw to address short term rentals or "Air BNB's". The Board has no authority over this type of rentals. He noted this is not a Boarding House or a Bed and Breakfast.

The Board discussed the following:

- Parking in the front only
- No more than a 30-day rental
- Compliance with state law and any applicable plumbing, fire, electrical or occupancy codes
- Lighting will be of a night sky type (downward facing)
- Phone number available in case of emergency or any issue

Motion made and seconded to approve the Special Permit for one (1) lodging unit.

MC-Aye

GM-Aye

CD-Aye

Motion made and seconded to adjourn the meeting. Motion so voted.

Respectfully submitted,
Brenda Lessard, Secretary