

The Commonwealth of Massachusetts
TOWN OF WILLIAMSBURG

Office of the
Board of Appeals

DECISION.

In the matter of: The application of Michael R. Long and Cheryl A. Brooks for a Special Permit as required by Section 9.2(b) of the Zoning Bylaws of the Town of Williamsburg to construct a barn and an addition to the existing barn on the premises 1 Geer Hill Road, identified on the Assessors map 3.C as lot 138.0.

Date of Hearing: August 13, 2012

Date of Application: July 24, 2012

Date of Decision: August 13, 2012

Vote by members of the Board:

Gerald Mann, Chair, In Favor

Lisa Berkman, In Favor

Osa Flory, In Favor

Findings:

A. General Findings: The premises currently consist of a single family residence, a garage and a barn. The applicants propose to construct an additional barn 24 ft by 38 ft, to house two to three horses. The barn will not have any heating, minimal lighting, and one water outlet. The applicants intend to add an addition to the existing barn for storage of hay and equipment. The barn will be situated behind the existing barn and will not be visible from the public roadway (Chesterfield Road, rte 143). It will be at least 300 feet from the property lines. The site of the proposed barn is at least 300 feet from the nearest surface water.

Abutters John and Margaret Reagan of 64 Chesterfield Road were present at the hearing and offered no objection to the application.

The Building Inspector, Louis Hasbrouk, viewed an aerial photo of the property and stated that "the new barn is well back from the road, well away from the abutter, designed to fit in with the property and is for an appropriate use (horses)". He supports the application.

B. Applicable Law and Decision Criteria: Section 9.2 (b) of the Zoning Bylaws of the Town of Williamsburg states that "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."

C. Specific findings: The Board found that that the project will not be substantially more detrimental to the neighborhood, that the structure and use will be compatible with the character and scale of other uses permitted in the same district, that the use will not constitute a nuisance or create an significant adverse impact to surface water.

Conditions of the Special Permit

1. The structure shall, in all respects, conform to the drawing submitted at the public hearing.

This Special Permit is not effective until recorded at the Registry of Deeds of the County of Hampshire.

This Special Permit shall expire two years and 21 days after being registered with the Town Clerk if construction has not begun, except for good cause.

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 15th day of August, 2012

Received and recorded this 20th day of August, 2012

Brenda Leonard
Town Clerk, Williamsburg, Massachusetts

Gerald Mann
Gerald Mann Chairman, on behalf of the Board of Appeals
