

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WILLIAMSBURG

ZONING BOARD OF APPEALS

DECISION

In the matter of the application of: Davio Danielson and Deborah Watrous for a Special Permit as required by Section 9.0 of the Zoning Bylaw to construct an accessory apartment at their home located at 126 Nash Hill Road in the Town of Williamsburg.

Date of Application: August 17, 2015

Date of Hearing: September 17, 2015

Date of Decision: September 17, 2015

Vote by members of the Board:

| | |
|---------------|----------|
| Osa Flory | In favor |
| Charles Dudek | In favor |
| Gerald Mann | In favor |

Findings:

A. General Findings

The applicants currently reside in a newly constructed two family home located at 126 Nash Hill Road and want to construct an additional residential unit on the lower floor. Louis Hasbrouck, the Building Inspector was present at the hearing and noted that the dimensional requirements for a three family house are present, and except for the Building Code requirement that the new unit have a secondary means of egress, a building permit for a three family house would be appropriate. A three family house will require a Special Permit. A motion to amend the application for a Special Permit to construct a three family house pursuant to Section 3.1 of the Zoning Bylaw was unanimously passed.

B. Applicable Law:

Section 3.1 of the Zoning Bylaw provides that a three family dwelling may be constructed in the rural zone with a Special Permit.

C. Specific Findings:

The structure and use will be reasonably compatible with the character and scale of other uses permitted as of right in the same district and will have a non-detrimental effect upon its surroundings.

D. Decision of the Board:

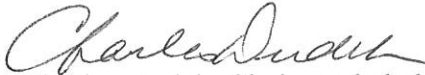
The application for a Special Permit is granted.

E. Special Conditions:

There shall be a secondary means of egress in the new unit consistent with the Building Code requirements.

Appeals of this decision, 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 *5th* day of *October* 2015



Charles Dudek, Chair, on behalf of the Zoning Board of Appeals

Received and Recorded this *5th* day of *October* 2015



Town Clerk of Williamsburg, MA