

*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 3.2, paragraph \_\_\_\_\_ or  
☐ A Variance, as required by Section \_\_\_\_\_, paragraph \_\_\_\_\_, of  
the Zoning Bylaw of the Town, to do the following:

see attached narrative

On premises located at 16 (use another page if more room is needed) Walpole Rd. Haydenville, Ma. 01039  
Assessor's Map and Parcel number Map 7G, Lot 6510, Map 7G, Lot 65A, Map 11K  
Owned by \_\_\_\_\_  
Deed recorded Book – page 10619 page 333  
Applicant Signature [Signature] Phone No. (917) 5924999

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 March 14 2016 at 10:00 Am  
Date time

Town Clerk Stamp:

Town Clerk Brenda Lenard Appeals Board \_\_\_\_\_  
Signature Signature

Filing Fee Computation: 20 x 1.50 = Certificate of Mailing Expense of \$ 30.00

Expense of regular mail and publication in periodical \$ 75.00

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

Date of Hearing \_\_\_\_\_ Total Filing Fee Received \$ 205.00

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

## VALLEY VIEW FARM

Narrative  
(attached)

Valley View Farm is a 120 acre farm at the end of Walpole Hill Road just over a quarter mile from the intersection of South Main Street, the Mill River and Route 9 in the village of Haydenville in Williamsburg, Massachusetts. It is a centuries old farm surrounded by a managed forest with actively farmed fields and gardens.

Valley View Farm was purchased with the intention of preserving the land in agricultural use. The farm has a long history of community involvement for recreational uses; at the beginning of the century, celebrating the towns 150th birthday, hosting baseball games, and now partnering with the The Mill River Greenway Committee to create recreational park at the same location, at the foot of our horse powered market garden. Preserving agricultural land and farming in Massachusetts has been a high priority of state and local officials for several decades. Williamsburg has adopted a "Right to Farm" bylaw to to help ensure a viable agricultural economy and farmland preservation.

A newly constructed barn on the edge of the woodlands to the northwest of the end of Walpole Hill Road and the existing farmhouse is proposed for an "event space" (Barn) to host weddings, family reunions, community gatherings and agricultural events serving locally produced projects and showcasing local farm products. The Barn has a caterer's kitchen and seating and toilet facilities for up to 180 guests.

This application is for a "recreational business" under section 3.2 of the Zoning By-Law to host up to fifty (50) scheduled events per year. Unlike a retail business or restaurant, all events will be pre-scheduled noticed on our web site and posted on the Event Board on site. All food will be prepared by local caterers and we will not have an employed kitchen staff or a Common Victualer license and food served at the events at the Barn will be provided by the contract caterers. Alcohol service will be under the supervision and license of the caterer.

The hours of operation will be limited to the scheduled event and all events will have closing time of 11:00 p.m. The traffic to and from events will be limited to the day of the event unlike a retail business with traffic every business day throughout the day. There is parking on site as shown on the Plan for 100 cars.

Recreational uses are allowed in the Rural Zoning District by Special Permit from the Zoning Board of Appeals (section 5.2).

The proposed use of the Barn meets the criteria for approval under section 5.5 of the by-law as follows:

a. The Barn and scheduled events, weddings, reunions, community gatherings, are reasonably compatible with the character of the allowed uses in rural zoning district such as schools, which have scheduled hours and operate 180 days per year, churches with scheduled services on Sunday that have traffic coming to and from the service at scheduled times and days, and are

consistent with the accessory use of the property as a farm and consistent with maintaining the rural character of the property and the historical use. Similar venues for weddings and community gatherings are found at Quonquont Farm in Whately, or located in parks such as the Garden House at Look Park or the Barney Mansion in Forest Park, or other historic properties that can be economically preserved and repurposed as wedding venues and facilities for community gatherings and meetings.

b. The proposed use will not constitute a nuisance by reason of an unacceptable level of air or water pollution or excessive noise. In fact, the whole attraction of the Barn and proposed use is to bring the beauty of Valley View Farm and the fields and forests of Williamsburg to the special events that will be held there. The noise of events is limited both by the location of the Barn, the limited number of days that events could be held and the proposed condition limiting the closing hours.

c. There are no separate use regulations under the by-law for the proposed use by Valley View Farm.

d. The proposed use does not create any significant adverse impact on the quality of surface water or groundwater. The septic system, and leachfield is adequately sized to accommodate the capacities proposed by the conditions on the permit.

e. The septic system is adequately sized for the capacities proposed for the use, and no unusual waste is generated by the proposed use that is not routinely handled by any commercial waste hauler.

f. The design of the project minimizes the visibility of any "visually degrading" elements by the use of a traditional "barn" structure and protects the neighboring properties from potentially detrimental or offensive uses by locating the uses distant from neighboring properties, being a use with outdoor activities generally only in the summer when the natural vegetation screens those uses. The proposed use is located a significant distance from the neighboring properties and has limited hours and days of operation which ameliorate any impacts on neighboring properties.

Valley View Farm

Susan Fortgang  
David Nehring

February 11, 2016

The following are abutters located within 300' to the property located at 16 Walpole Rd., Haydenville, Ma; further identified as Map 7G, Lot 65.0, Map 7G, Lot 65.A and Map 11K, Lot 14. This property is owned by Susan Fortgang and David M Nehring with a mailing address of 34 Harrison Ave., Northampton, Ma 01060.

Map -Lot	Owners	Location	Mailing
7G-25	Alden E Bacon	121 South St	121 South St
7G-26	Louise Bacon	121A South St	
7G-27	WMECO	109 South St	PO Box 270
7G-66	Property Tax Dept	40 Walpole Rd	Hartford, Ct 06141
7G-58-3	Francis Rowley, Tr Linda Rowley, Tr	3 Hatfield St	Same
7G-31	Philip C Merritt	67 South St	67 South St
7G-64	Diane C Merritt	30 Walpole Rd	
7G-65.1	Richard Briggs Susan Briggs	15 Walpole Rd	PO Box 221 Haydenville
7G-94	Thomas Beattie Francine Beattie	79R South St	79 South St
11K-8	Poverty Mountain Ptnr, LLP	109 Main St	PO Box 231 Williamsburg
11K-9	Richard Schmith Beverly Schmith	9 Pondview Dr Haydenville	Same
11K-10	Donald Johnson	7 Pondview Dr	Same
11K-11	Janet Nurczyk	5 Pondview Dr	Same
11K-16	Ellen Wittlinger David Pritchard	1 Kingsley Ave	Same
11K-33	Penelope Johnson	5 Hatfield Rd	Same

11K-210	Nooitgedacht a ptnrsp Alicia DeNood Ayer	125 Main St	186 Old Stage Rd Peterborough, NH 03458
11K-211	Nancy Hoar, Tr	123 Main St	PO Box 276, Hydville
11K-213	The Brassworks Assoc Mt Holyoke Mgmt, LLC	132 Main St	667 Main St Holyoke, MA 01040
11K-214	Marken Properties, Inc c/o H Berezin	9 Walpole Rd	667 Main St Holyoke, Ma 01040
11K-215 11K-215.A	Richard T Briggs, Trs Susan P Briggs, Trs of the Briggs Nominee Tr	13 Walpole Rd	PO Box 221 Haydenville
11K-294	Tom Masters Charonne Masters	14 Fort Hill Rd	PO Box 100 Florence, Ma 01062-100
11K-295-1	Michael Moran Lynn Moran	<sup>PO Box 278</sup> 20R S Main St Haydenville	Same

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

*Peter B. Shumway Jr.*  
*Dennis A. Banister*  
*Alan Gault*

Williamsburg Board of Assessors