

**The Commonwealth of Massachusetts  
TOWN OF WILLIAMSBURG**

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***Office of the  
Board of Appeals***

**DECISION**

**In the matter of:** The application of Roberta E. Knox for a Special Permit to establish a bed and breakfast business at 24 Village Hill Road, Williamsburg, MA, Assessor's Map and Parcel, J5, recorded deed, 7803/12, as required by our Zoning bylaw, section 3.2.

**Date of Hearing:** April 30, 2012

**Date of Application:** April 3, 2012

**Date of Decision:** April 30, 2012

<b>Vote by members of the Board:</b>	<b>Lisa Berkman</b>	<b>In favor</b>
	<b>Gerald Mann</b>	<b>In favor</b>
	<b>Osa Flory</b>	<b>In favor</b>

**Findings:**

**A. General Findings:** Ms Knox presented her business plan for a two bedroom bed and breakfast business in her personal residence at 24 Village Hill Road. She would be the sole proprietor, with personal living areas on the lower level of the dwelling. She is currently working with the Health Department and the Building Inspector to insure that her bed and breakfast meets all required codes. Ms. Knox will increase her parking capacity once a Special Permit is granted. Immediate abutters attended the hearing and were clearly supportive of Ms. Knox's application.

**B. Applicable Law and Decision Criteria:** Section 3, Schedule of Use Regulations, identifies A Bed and Breakfast inn, having 4 units or less, as requiring a Special Permit if located in either the Village Residential District or the Village Mixed District. Section 5.5 of the Zoning bylaws lays out the framework for evaluating and deciding upon the Special Permit application.

**C. Specific Findings: 24 Village Hill Road lies within the Village Residential District and therefore requires a Special Permit to operate a Bed and Breakfast inn. 5.5 a. through f. state the requirements that must be satisfied to obtain a special permit. The Board believes that a maximum of four guests and two additional parking spaces will be "reasonably compatible with the character and scale of other uses permitted as of right in the same district" (5.5a.) and "will not constitute an nuisance"(5.5b.) The presence of the immediate abutters and their support of this special permit quiets any concerns about 5.5c. through f.**

**Decision of the Board: The Board voted unanimously to grant the Special Permit for a Bed and Breakfast inn to Ms. Roberta Knox, located at 24 Village Hill Road, Williamsburg, MA.**

**In granting this permit the Board attaches the following conditions:**

This Special Permit is granted to Ms. Roberta Knox personally and is not transferrable to any other party or location.

This decision of the Zoning Board of Appeals is not intended to preclude any other Board, Committee, or Official of the Town of Williamsburg from acting in their official capacity.

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 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 3<sup>rd</sup> day of May, 2012  
this 3<sup>rd</sup> day of May, 2012

Received and Recorded

Lisa V. Berkman

Chairman, on behalf of the Board  
Massachusetts  
Of Appeals

Brenda Lescar  
Town Clerk, Williamsburg,