

The Commonwealth of Massachusetts
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 12, paragraph e or

_____ A Variance, as required by Section _____, paragraph _____, of

the Zoning Bylaw of the Town, to do the following:

rebuild the existing seasonal camp structure to meet the specs
on the included plan. The structure is to be located at the
same location and used by the adjacent property owner 57R
(use another page if more room is needed) Polansky Rd. (see attached)

On premises located at 61 Adams Rd.

Assessor's Map and Parcel number MAP E:45

Owned by Adam Maynard & Llama Maynard

Deed recorded Book - page BK: 14791 Pg: 106

Applicant Signature [Signature] Phone No. (413) 658-8784

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 3/5/2024 at 10:30 Am
Date time

Town Clerk Stamp:

Town Clerk [Signature] Appeals Board _____
Signature Signature

Filing Fee Computation: 2 x 1.50 = Certificate of Mailing Expense of \$ 3.00 owe 4.50

Expense of regular mail and publication in periodical \$ 150.00

Application No. _____ Administrative Expense \$ 100.00

Date of Hearing 4/23/24 Total Filing Fee Received \$ _____

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

Special Permit Application- March 5, 2024

Adin and Llama Maynard
57R Adams Rd
Haydenville, MA 01039

RE: 61 Adams Rd, Haydenville MA

Greetings Williamsburg Zoning Board;

Please see the included application for a Special Permit as required by Section 12 paragraph E. We request to be granted a special permit to rebuild the exiting permitted 'seasonal camp' hunting cabin. The new structure will be used as a studio/office for our use. Our property is adjacent, across an old stone wall and old road owned by our neighbors (a private way as set forth in Land Court Case #260887- see Deed Bk14781 pg. 111)

Note that we are not looking to change of use, but to rebuild the structure maintaining existing use. The proposed 600sq ft structure will fit into the landscape much as the existing structure, with the same architectural roof/geometric design, local wood siding, and sited at the same location. The front of the building will extend to where the existing deck footing is. Due to the junk around the existing building being removed, the aesthetics will be much improved.

We have notified all of our abutting neighbors of the project, and have their support. This includes the owners of 65 Adams Rd, 59 Adams Rd. And the folks at the top of the hill that have an easement on the adjacent access driveway , 67 and 69 Adams Rd.

We hope that the zoning board will graciously grant this request to support our effort to remove an eye sore of an existing poor structure, provide a small beautiful building for our own use, while fully maintaining the glorious rural character of our community.

Please see plans included and photo of the existing structure, available as PDFs upon request.

Thank you for the consideration,

Adin and Llama Maynard
adin.maynard@gmail.com
413.658.8784

No. 845

COMMONWEALTH OF MASSACHUSETTS

Fee.....

Town of Williamsburg

June 30 1981

PERMIT TO BUILD OR ALTER

This May Certify that Donald Dettroze

has permission to build or alter a Frame building on Gross Hill Rd. Adams St.

to be occupied for Camp Seasonal

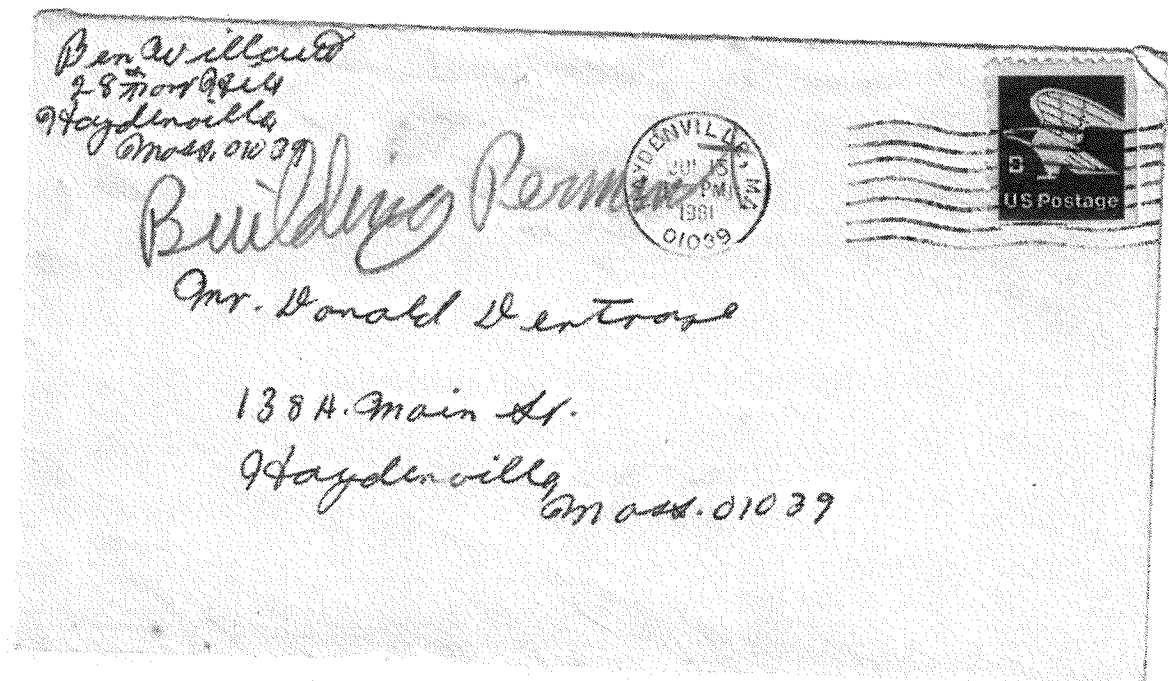
provided that the person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the statutes and ordinances relating to the Construction, Maintenance and Inspection of Buildings in the Town of Williamsburg and shall begin work on said building within ninety days from the date hereof, and prosecute the work thereon to a speedy completion.

The owner or contractor must notify the Inspector when the house is ready for his inspection, before the house is lathed.

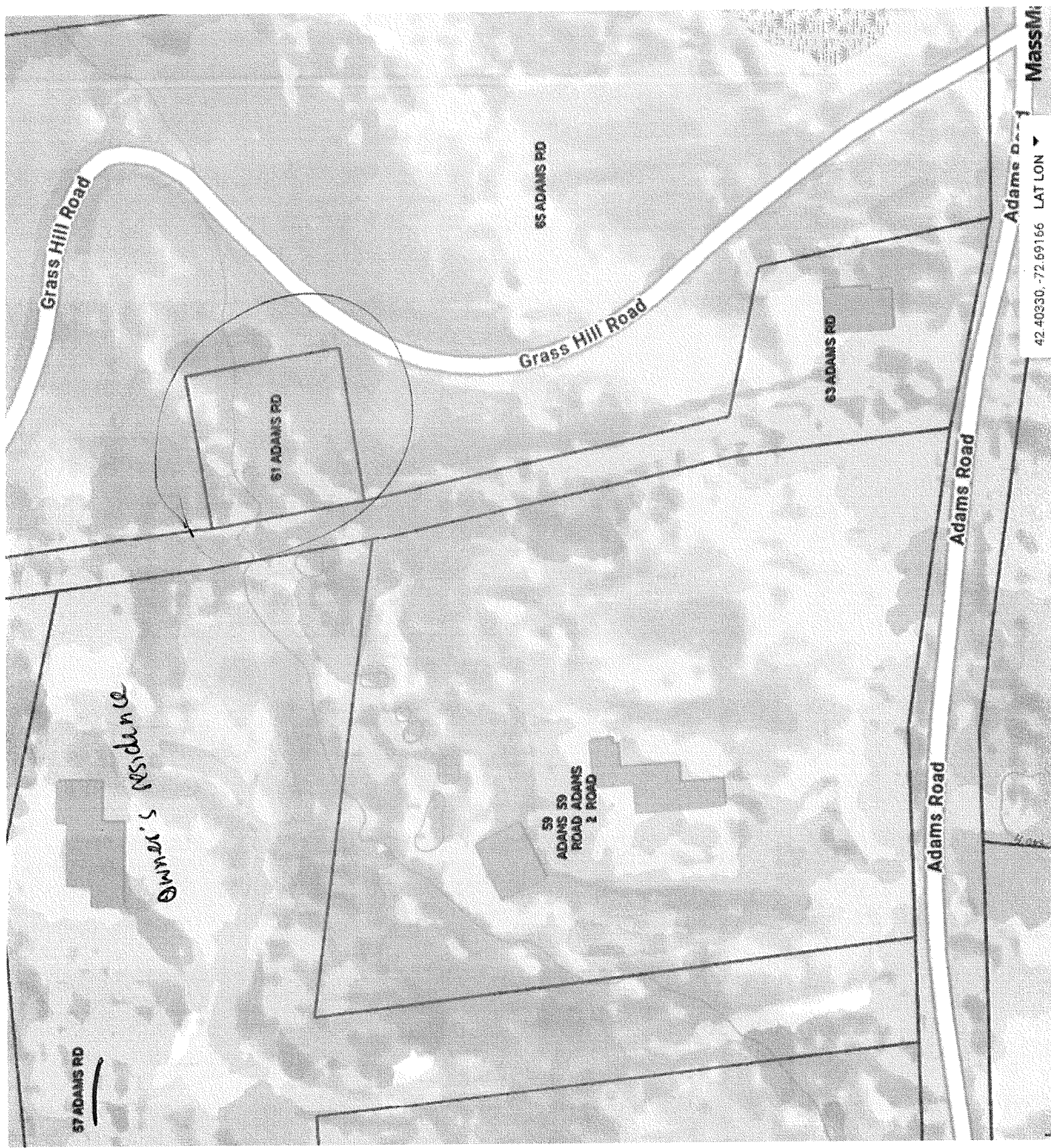
Any person who shall violate any of the provisions of the Act relating to the Construction, Maintenance and Inspection of Buildings in the Town of Williamsburg is liable to a fine not exceeding \$100.

Conditions:

Benjamin H. Willcutt
Inspector of Buildings.



original building permit



Grass Hill Road

Grass Hill Road

Adams Road

Adams Road

61 ADAMS RD

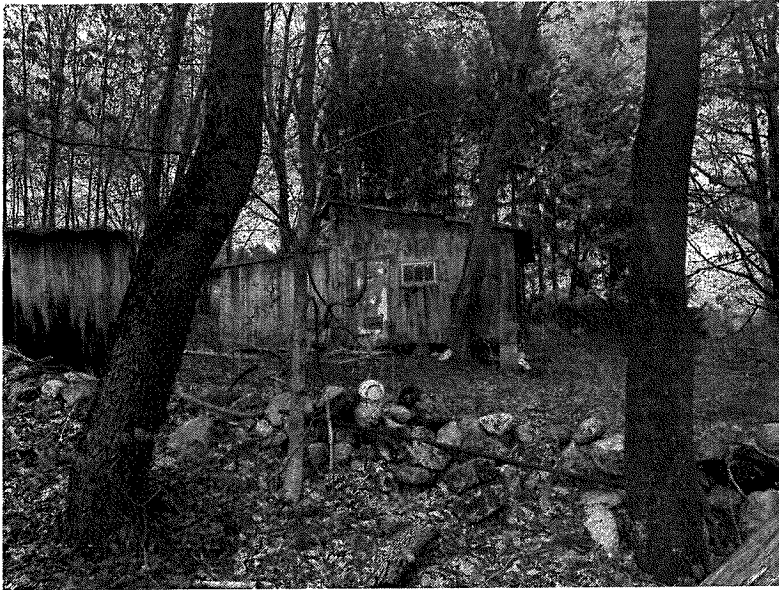
63 ADAMS RD

65 ADAMS RD

59
ADAMS 59
ROAD ADAMS
ROAD 2 ROAD

57 ADAMS RD

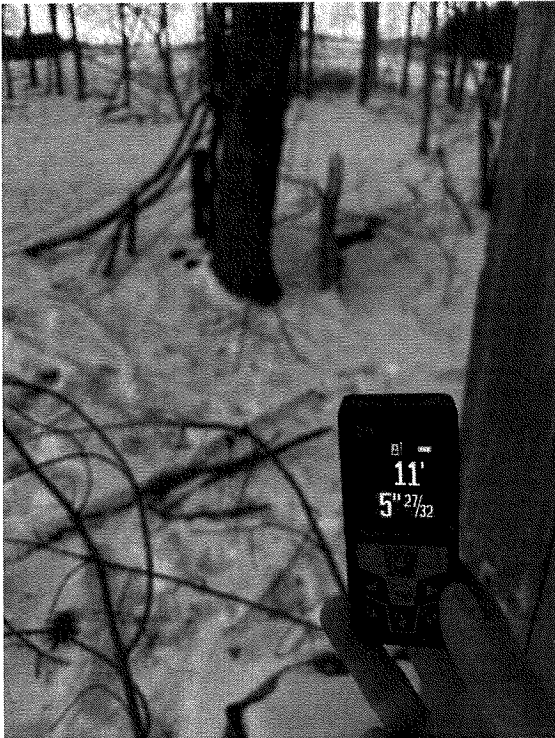
Owner's residence



IMG_2824.HEIC

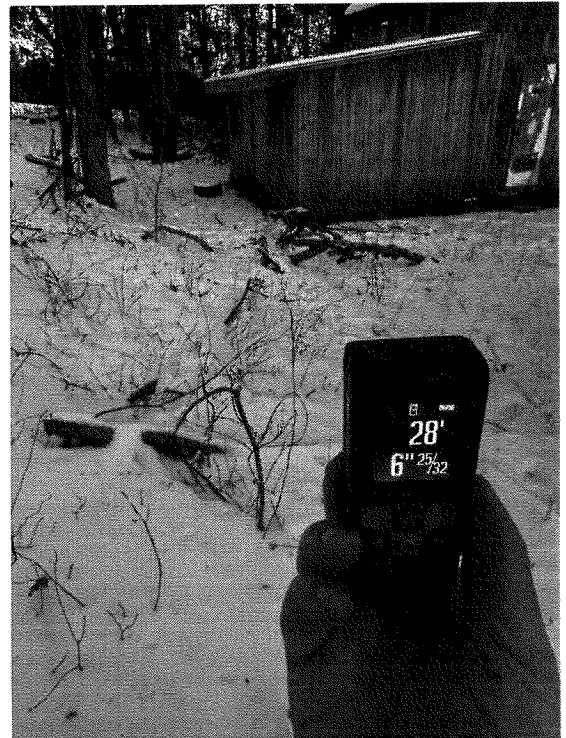


IMG_2826.HEIC



IMG_5743.HEIC

rear lot setback

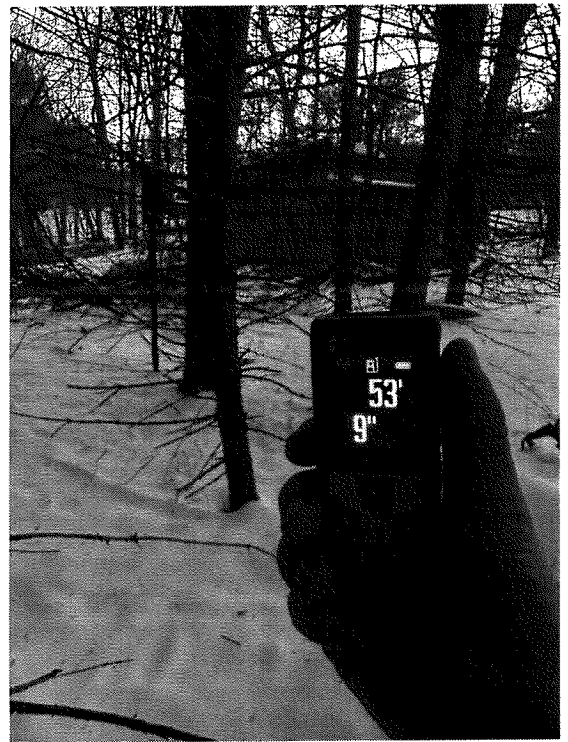


IMG_5744.HEIC

NW corner pin



IMG_5745.HEIC



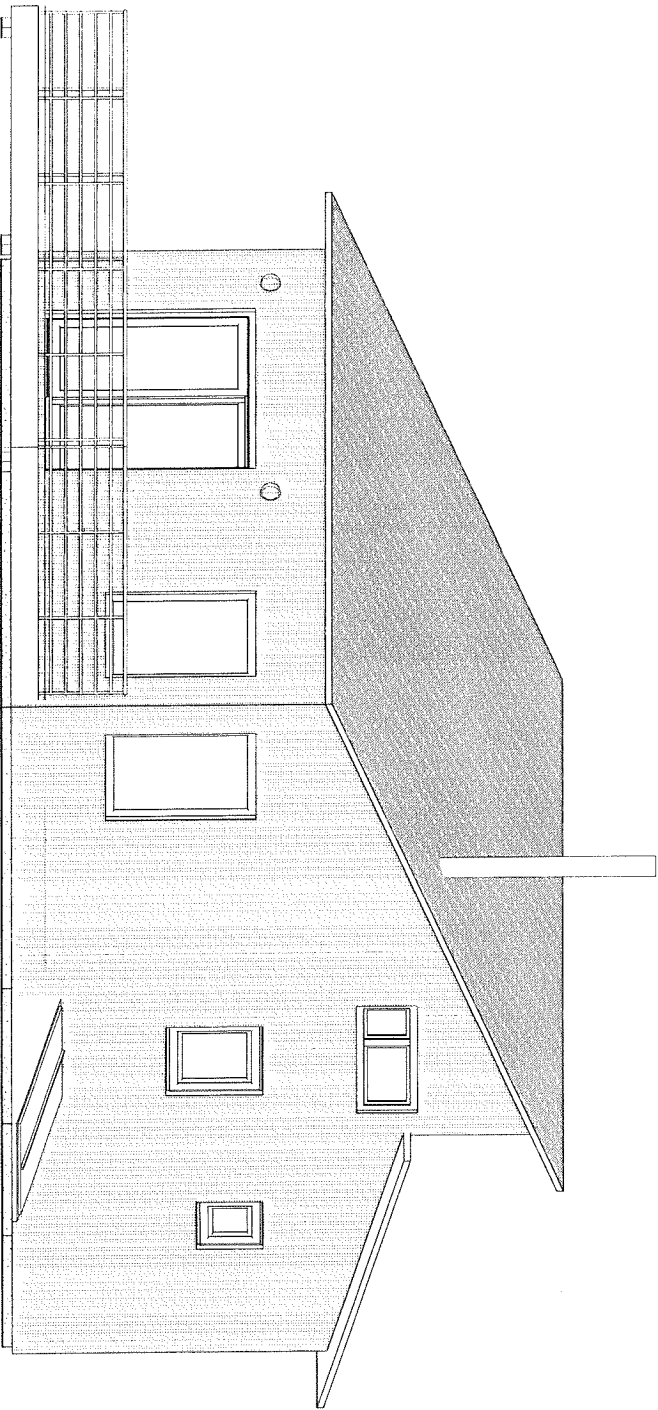
IMG_5749.HEIC

NE corner pin

STUDIO ~ OFFICE
61 Adams Rd
Williamsburg, MA

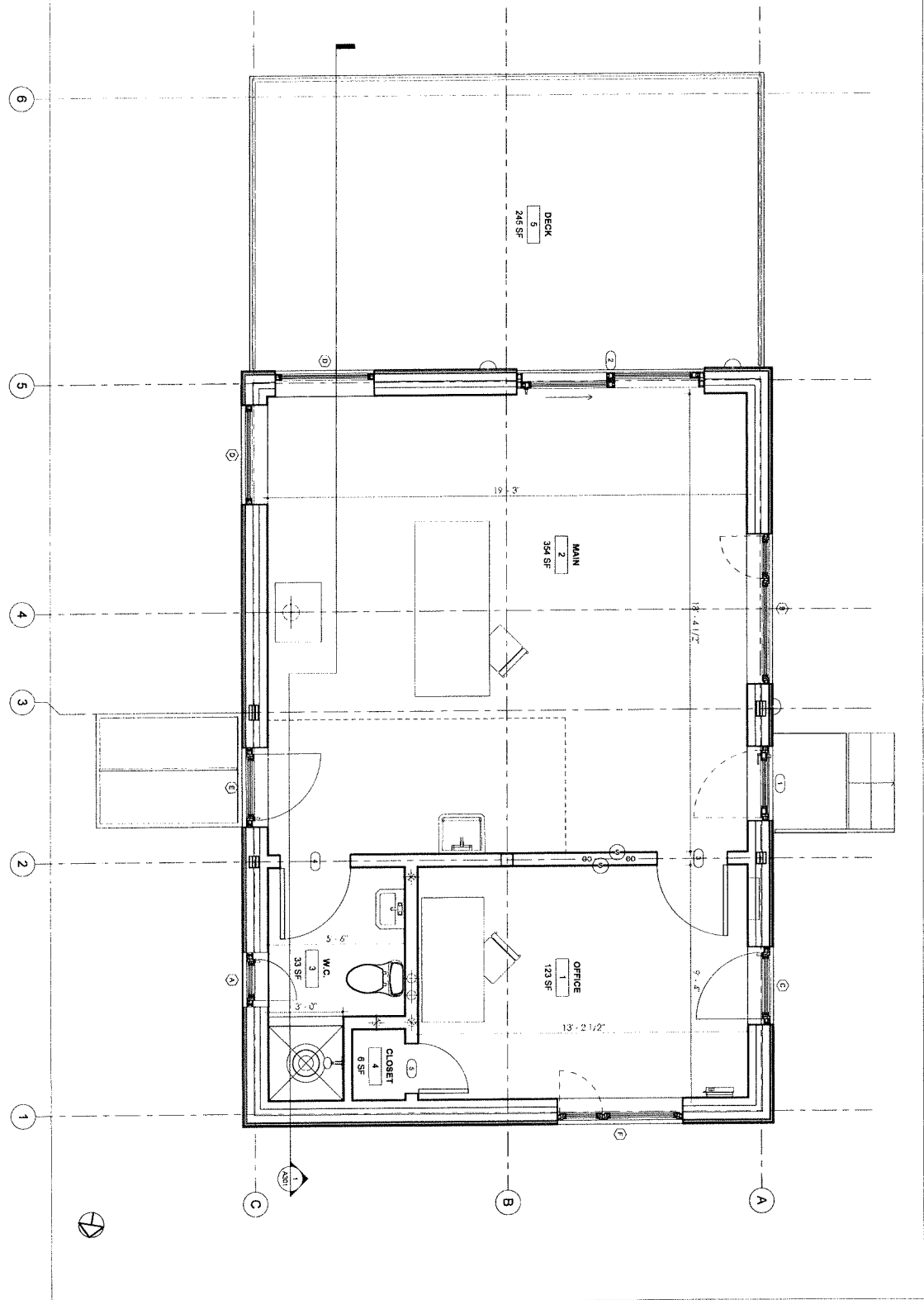
Spring 2024

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
Project Information			
A001	Site Plan	24	02/04/2024
A010	Level 1 Plan	22	02/03/2024
A015	Level 2 Plan	22	02/03/2024
A020	Foundation Plan	22	02/03/2024
A025	Roof Plan	22	02/03/2024
A030	Elevation	20	02/04/2024
A035	Section	22	02/03/2024
A040	Detail	22	02/03/2024
E001	Electrical and Lighting	12	01/18/2024



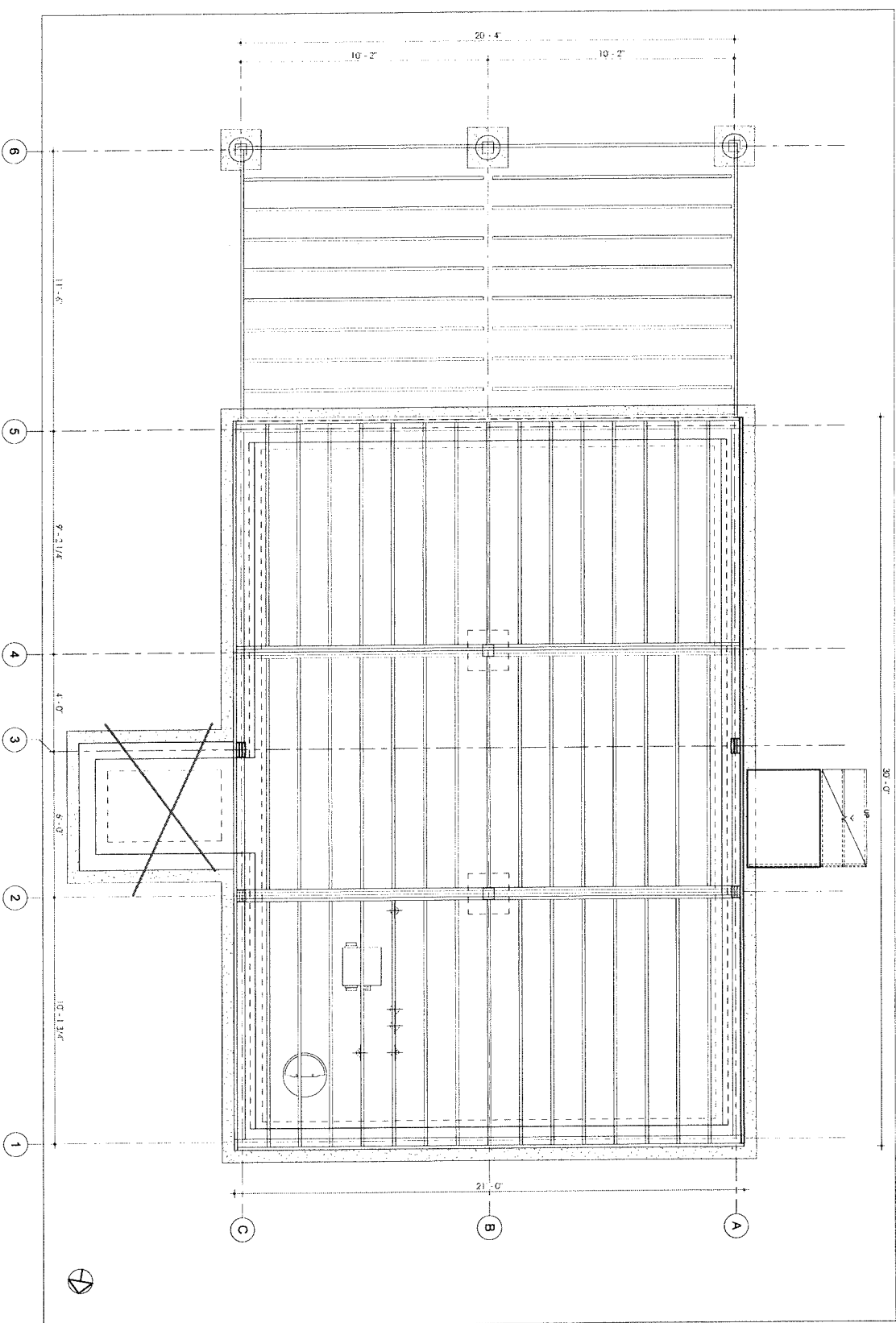
Project Information	
Project Name	STUDIO ~ OFFICE
Project Address	61 Adams Rd, Williamsburg, MA
Project Status	REVISION
Client	STUDIO ~ OFFICE
Designer	MA
Project Manager	MA
Revision History	
Revision Number	Revision Description
1	Initial Design
2	Revised Design
3	Revised Design
4	Revised Design
5	Revised Design
6	Revised Design
7	Revised Design
8	Revised Design
9	Revised Design
10	Revised Design
11	Revised Design
12	Revised Design
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100	Revised Design

Level 1
1/2" = 1'-0"

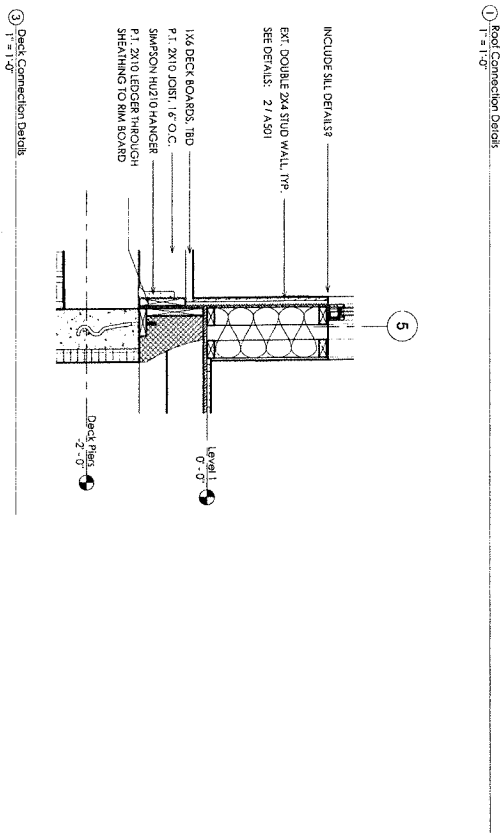


Client Name	ABC Company
Project Address	123 Main St, New York, NY 10001
Project Name	Level 1 Renovation
Drawn By	John Doe
Checked By	Jane Smith
Scale	1/2" = 1'-0"
Sheet Number	A-10
Notes	See Level 2 for details.

Basement Forming
1/2" = 1'-0"



Project Information		Revision History	
Project Name	Basement Forming	Revision Number	Revision Description
Project Address	123 Main St, Springfield, MA	1	Initial Design
Project Status	Approved	2	Revised Foundation Details
Client Name	ABC Construction	3	Final Design
Client Address	456 Elm St, Springfield, MA	4	Revised Foundation Details
Client Phone	(555) 123-4567	5	Final Design
Client Email	info@abcconstruction.com	6	Final Design
Client Website	www.abcconstruction.com	7	Final Design
Client Logo		8	Final Design
Client Notes		9	Final Design
Client Comments		10	Final Design
Client Approval		11	Final Design
Client Signature		12	Final Design
Client Date		13	Final Design
Client Stamp		14	Final Design
Client Seal		15	Final Design
Client License		16	Final Design
Client Registration		17	Final Design
Client Insurance		18	Final Design
Client Bond		19	Final Design
Client Title		20	Final Design
Client Address		21	Final Design
Client City		22	Final Design
Client State		23	Final Design
Client Zip		24	Final Design
Client Country		25	Final Design
Client Continent		26	Final Design
Client Region		27	Final Design
Client Subregion		28	Final Design
Client Locality		29	Final Design
Client Postcode		30	Final Design
Client Latitude		31	Final Design
Client Longitude		32	Final Design
Client Elevation		33	Final Design
Client Area		34	Final Design
Client Volume		35	Final Design
Client Weight		36	Final Design
Client Mass		37	Final Design
Client Energy		38	Final Design
Client Power		39	Final Design
Client Heat		40	Final Design
Client Cool		41	Final Design
Client Light		42	Final Design
Client Sound		43	Final Design
Client Vibration		44	Final Design
Client Pollution		45	Final Design
Client Noise		46	Final Design
Client Odor		47	Final Design
Client Taste		48	Final Design
Client Smell		49	Final Design
Client Touch		50	Final Design
Client Feel		51	Final Design
Client Think		52	Final Design
Client Emotion		53	Final Design
Client Behavior		54	Final Design
Client Attitude		55	Final Design
Client Personality		56	Final Design
Client Character		57	Final Design
Client Temperament		58	Final Design
Client Nature		59	Final Design
Client Nurture		60	Final Design
Client Environment		61	Final Design
Client Culture		62	Final Design
Client Society		63	Final Design
Client Community		64	Final Design
Client Nation		65	Final Design
Client World		66	Final Design
Client Universe		67	Final Design
Client Cosmos		68	Final Design
Client Galaxy		69	Final Design
Client Star		70	Final Design
Client Planet		71	Final Design
Client Moon		72	Final Design
Client Sun		73	Final Design
Client Earth		74	Final Design
Client Sky		75	Final Design
Client Air		76	Final Design
Client Water		77	Final Design
Client Fire		78	Final Design
Client Earth		79	Final Design
Client Sky		80	Final Design
Client Air		81	Final Design
Client Water		82	Final Design
Client Fire		83	Final Design
Client Earth		84	Final Design
Client Sky		85	Final Design
Client Air		86	Final Design
Client Water		87	Final Design
Client Fire		88	Final Design
Client Earth		89	Final Design
Client Sky		90	Final Design
Client Air		91	Final Design
Client Water		92	Final Design
Client Fire		93	Final Design
Client Earth		94	Final Design
Client Sky		95	Final Design
Client Air		96	Final Design
Client Water		97	Final Design
Client Fire		98	Final Design
Client Earth		99	Final Design
Client Sky		100	Final Design

[illegible]

1. CONTACT THE SYSTEM DESIGNER AND HEALTH AGENCY PRIOR TO STARTING THE INSTALLATION SO THAT SUBGRADE AND FINAL INSPECTION ARRANGEMENTS MAY BE MADE (INSTALLER TO HAVE DISPOSAL WORKS CONSTRUCTION PERMIT IN HAND PRIOR TO STARTING ON SYSTEM).
2. WATER FOR STRUCTURE IS TO BE SUPPLIED BY WELL, LOCATED AT 57R ADAMS ROAD. MAINTAIN A MINIMUM STACK OF 160 FEET BETWEEN THE WELL, AND ALL EXISTING AND PROPOSED SOIL ABSORPTION SYSTEMS (S.A.S). IF A MINIMUM SETBACK OF 50 FEET IS REQUIRED BETWEEN THE WELL AND SEPTIC TANK, (IF A WATER SORFING UNIT IS INSTALLED, THE BACK-FLUSHING LINE IS NOT TO BE DISCHARGED TO THE SEPTIC SYSTEM).
3. BUILDING EXT PIPE TO BE 4" DIA. EIGHTEN SCH. 40 PVC OR ABS WITH A MINIMUM SLOPE OF 2% AND NO BENDS EXCEEDING 22 DEGREES. PVE FROM SEPTIC TANK TO D-BOX TO BE 4" SCH 35 WITH A MINIMUM SLOPE OF 1%.
4. LOCATION AND ELEVATION OF SEPTIC TANK MAY BE ADJUSTED AS NEEDED IF MINIMUM STACK AND SLOPE REQUIREMENTS ARE MAINTAINED.
5. SEPTIC TANK AND D-BOX ARE TO BE PLACED ON A SIX INCH BED OF STONE TO PREVENT SETTLING AND ARE TO INCLUDE WALETTEE AND SUPPLY FILTER (POLY FLOK 1-68 OR SIMILAR) AS SHOWN IN THOUGHT DETAIL AND PROVIDE 4" X 8" X 12" CONCRETE LEACH GALLERIES Laid END TO END WITH A PRECAST 4" PREPARED PIPE RUNNING THE ENTIRE GALLERY LENGTH, SET ON A 6" BED OF STONE WITH 3' OF STONE AROUND ALL SIDES.
6. ALL SYSTEM COMPONENTS TO BE MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILLING.
7. SET LEACH GALLERY AT ELEVATION NOTED IN PROFILE. BACKFILL TO PROVIDE A MINIMUM 12" OF COVER AND CREATE A 2% CROWN TO DVERT SURFACE RUNOFF AND TO PREVENT FLOODING.
8. GALLERY ACCESS COVERS TO SERVE AS REQUIRED OBSERVATION PORTS WITH AT LEAST ONE RISER EXTENDING TO WITHIN 6" OF FINAL GRADE.
9. ALL DISTURBED AREAS INCLUDING THE SOIL ABSORPTION SYSTEM TO BE LOADED AND SEEDED (HAY MULCH MAY BE NEEDED ON SLOPES AND DURING WET TIMES OF YEAR).
10. SYSTEM DESIGN FLOW BASED ON AN OFFICE OF LESS THAN 1000 SQ. FT. PER 3100 CMR 15.203(3).
11. AVOID DRIVING OVER THE SOIL ABSORPTION SYSTEM ONCE INSTALLED.
12. FIELD VERIFY DISTANCES TO PROPERTY LINES PRIOR TO ALL CONSTRUCTION FOR OBSERVE LOCAL SETBACK REQUIREMENTS (SEE ACCOMPANYING PLOT PLAN FOR DIMENSIONS OF ENTIRE LOT).
13. NOTIFY DESIGNER IMMEDIATELY OF ANY SITE CONDITIONS THAT ARE NOT NOTED OR INCONSISTENT WITH THOSE SHOWN ON PLAN.
14. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
15. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TITLE 5 OF THE STATE ENVIRONMENTAL CODE.



P.O. BOX 314
CHESTERFIELD, MA 01012
(413) 296 - 4499
HILLTOWNENVIRONMENTAL@GMAIL.COM



DESIGN DAILY FLOW RATE FOR OFFICE: 75 GPD/1000 SQ. FT. (200 GPD MINIMUM)
DESIGN PERC RATE: 5 MINUTES/INCH (TESTED @ 5 & 3 MINUTES/INCH)

SYSTEM LEACHING AREA:

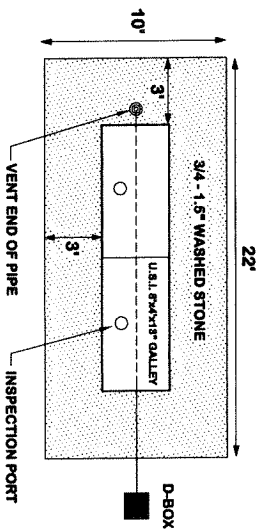
SIDEWALL: $2(1' \times 22') + 2(1' \times 10') = 64 \text{ SQ. FT}$

BOTTOM: 22' x 10' = 220 SQ. FT

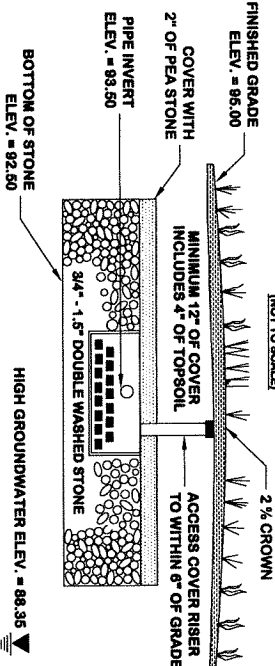
TOTAL: 64 SQ. FT. + 220 SQ. FT. = 284 SQ. FT

L.T.A.R.(CLASS 1 BOIL): 284 SQ. FT. x 0.74 GPD/SQ. FT. = 210 GPD

GALLERY DETAIL - PLAN VIEW (NOT TO SCALE)



GALLERY CROSS SECTIONAL DETAIL (END VIEW)



HOLE 1: (ELEVATION: 96.32)									
DEPTH	HORIZON	TEXTURE	COLOR	BEDD FEATURES					
0 - 3"	A	Ls	10YR 4/4	NONE					
3 - 25"	Bw	Ls	2.5Y 4/4	NONE					
25 - 64"	C	Ls	2.5Y 6/3	NONE					
ESTIMATED REGIONAL HIGH WATER TABLE: 6' (ELEVATION = 90.65)									
PERCOLATION RATE: 5 MINUTES/INCH									
HOLE 2: (ELEVATION: 96.22)									
DEPTH	HORIZON	TEXTURE	COLOR	BEDD FEATURES					
0 - 3"	A	Ls	10YR 4/3	NONE					
3 - 25"	Bw	Ls	2.5Y 4/4	NONE					
24 - 77"	C	Ls	2.5Y 6/3	NONE					
ESTIMATED REGIONAL HIGH WATER TABLE: 7.7' (ELEVATION = 88.80)									
WITNESSES: NING YUANGUAN									
DATE: NOVEMBER 1, 2023									
HOLE 3: (ELEVATION: 96.02)									
DEPTH	HORIZON	TEXTURE	COLOR	BEDD FEATURES					
0 - 7"	A	Ls	10YR 4/4	NONE					
7 - 11"	Bw	Ls	2.5Y 4/4	NONE					
21 - 30"	C	Ls	2.5Y 6/3	NONE					
ESTIMATED REGIONAL HIGH WATER TABLE: 6' (ELEVATION = 88.93)									
PERCOLATION RATE: 3 MINUTES/INCH									
HOLE 4: (ELEVATION: 94.12)									
DEPTH	HORIZON	TEXTURE	COLOR	BEDD FEATURES					
0 - 7"	A	Ls	10YR 4/3	NONE					
7 - 24"	Bw	Ls	2.5Y 4/4	NONE					
24 - 64"	C	Ls	2.5Y 6/3	NONE					
ESTIMATED REGIONAL HIGH WATER TABLE: 5' 4" (ELEVATION = 87.12)									

E.S.H.G.W. @ 88.35

SYSTEM PROFILE (NOT TO SCALE)

- GALLERY TO COMBART OF TWO UNDERGROUND SUPPLY P 4' x 4' x 13" CONCRETE
- GALLERY INSTALLED END TO END AS SHOWN ABOVE
- THREE FEET OF DOUBLE WASHED 3/4-1 1/2" STONE AROUND ALL SIDES OF GALLERY
- SIX INCHES OF DOUBLE WASHED 3/4 - 1 1/2" STONE UNDER GALLERY
- VENT OUTLET END OF GALLERY
- ACCESS COVER WITH RISER TO SERVE AS INSPECTION PORT
- ACCEPTOR AREA OF GALLERY: 22' L x 10' W x 1' D

LEGEND

SCALE 1" = 80'

TOP O

△ ASSUMED ELEVATION = 100.00

EXISTING CON-
PROPOSED (F-

DEEP OBSERV

PERCOLATION

CLIENT

PROJECT TITLE & LOCATION

SURVEY: DECEMBER 4, 2023
DRAWN: JANUARY 8, 2024

REVISED:

10

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ADIN MAYNARD

57R ADAMS ROAD

HAYDENVILLE, MA

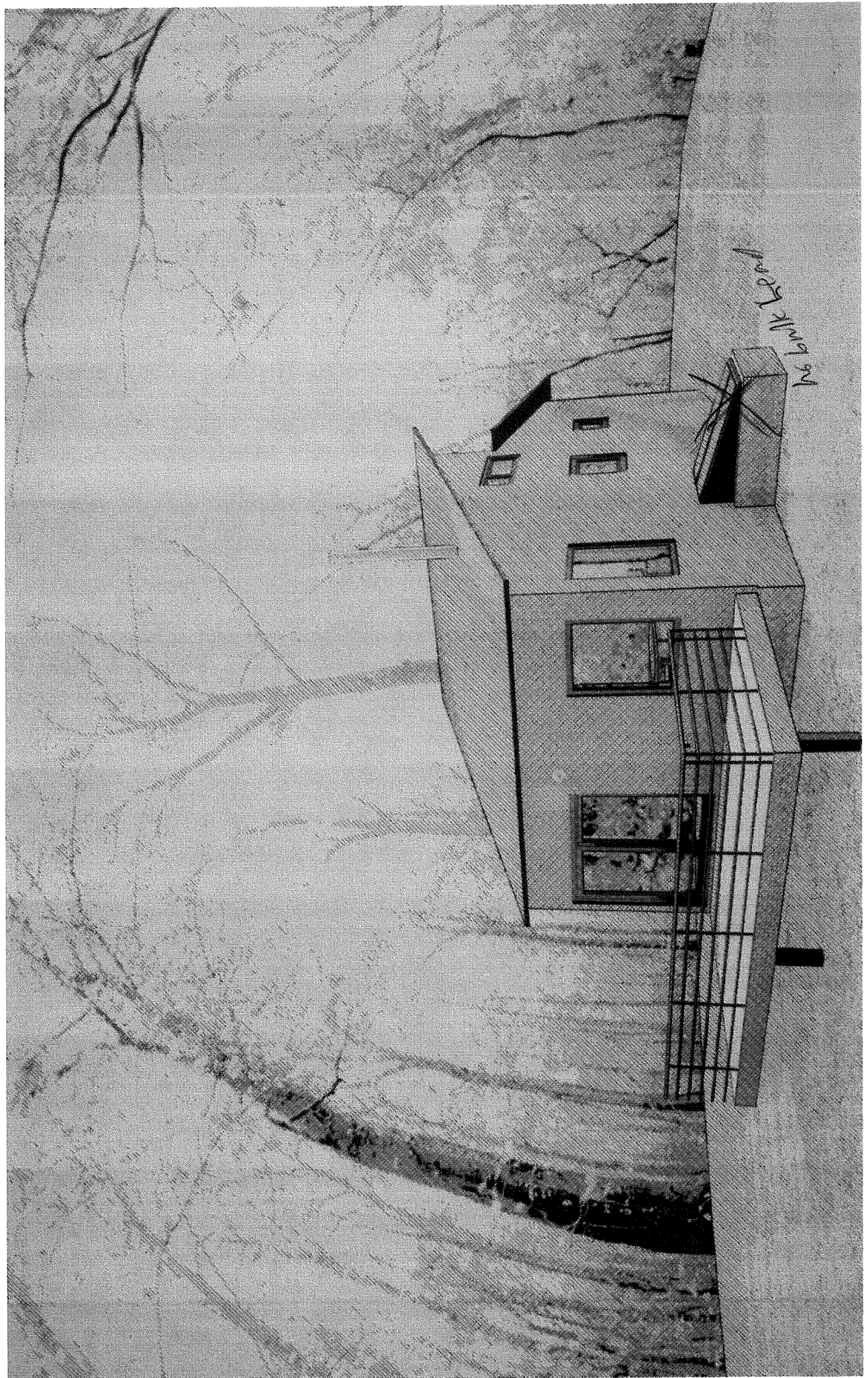
(413) 658-8784

SEWAGE DISPOSAL

SYSTEM DESIGN

61 ADAMS ROAD

WILLIAMSBURG, MA



**The Commonwealth of
Massachusetts
TOWN OF
WILLIAMSBURG**

Office of the
Zoning Board of Appeals
Haydenville, MA

LEGAL NOTICE

Public Hearings will
be held starting at **4:30
PM on Tuesday, April 23,
2024** in the Williamsburg
Town Offices, 141 Main St.,
Haydenville, MA to consider
the following applications:

4:30 PM- The appli-
cation of Jeffrey Ovitt, 9
Goshen Rd., Assessors Map
C, Lot 57.0, for a variance
as required by Section 9.0a,
and a Special Permit required
by Section 12.0e of the
Zoning Bylaw of the Town
of Williamsburg, to rebuild a
new non-conforming home to
replace an existing non-con-
forming home in regard to

front lot set-backs.

5:00 PM- The applica-
tion of Richard & Diane
Karowski, 47 Goshen Road,
Assessors Map C, Lot 129.1,
for a Special Permit as
required by Section 5.10a, to
change an existing agricultur-
al building into a residence.

5:30 PM-The appli-
cation of Adin & Llama
Maynard, 61 Adams Rd.,
Assessors Map E, Lot 45, for
a Special Permit, as required
by Section 12.0e of the
Zoning Bylaw of the Town
of Williamsburg, to allow a
rebuild of an existing season-
al camp structure to the spec-
ifications as included with the
application and for person-
al use only by the adjacent
property owner.

Gerald Mann, Chairman
Zoning Board of Appeals
03/28, 04/04/2024

The following are abutters within 300 feet of the property located at 61 Adams Rd, Williamsburg, MA. The parcel is identified as Map E Lot 46 on the assessors maps and is owned by ADIN SHADUR & LLAMA MAYNARD whose mailing address is 57R ADAMS RD, HAYDENVILLE, MA 01039.

<u>Name</u>	<u>Street Address</u>	<u>Mailing Address</u>	<u>Town</u>	<u>State</u>	<u>Zipcode</u>	<u>Map & Parcel</u>
MAYNARD, ADIN SHADUR & LLAMA	57R & 61 ADAMS RD	57R Adams Rd	HAYDENVILLE	MA	01039	D-60.2 & E-46
LEBEAU CHRISTOPHER & AMY	59 ADAMS RD	59 ADAMS RD	HAYDENVILLE	MA	01039	E-51
GOODROW PAMELA J IRREV REAL ESTATE TRUST	63 ADAMS RD	63 ADAMS RD	HAYDENVILLE	MA	01039	E-44
GARCIA JOSE & KATHERINE	65 ADAMS RD	65 ADAMS RD	HAYDENVILLE	MA	01039	E-56
PAGANO, AMY & ROBERT B CARTER, JR	67 ADAMS RD	67 ADAMS RD	HAYDENVILLE	MA	01039	E-3

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

Robin Everett
Louise P. Bonesteele
Ben Ernst

Williamsburg Board of Assessors

3/19/2023