



Zoning Board of Appeals

Minutes of Monday, January 28, 2019 – 6:15 PM

Board of Appeals members present Charles Dudek, Gerry Mann & Paul Kennedy

Applicants present: None

Public Present: None

The Board met for administrative purposes prior to the 7:00 pm Site Plan Review with the Planning Board. The Board looked over an application by Ruth Oland Stuckey, 181 Main Street. Date for the Public Hearing was set for Wednesday, February 27, 2019 at 6:00 pm.

The Board looked over some maps submitted by Martina Kopka re: 21-23 Hatfield Street. The family wants an answer whether the property can be divided as two building lots. Each parcel has a “house” on them but are non-conforming as far as the 200 ft of frontage goes. Frontage is short by 30+ feet. One parcel has a regular home and the other is of a cottage type. The Board discussed a shared driveway may be allowed to access the other lot. Discussion of another driveway being installed. The Board would need more info of what is being asked to make a formal decision or the family may need a variance or special permit.

Site Plan Review presented by Planning Board for 95 Main Street-7:00 p.m.

Planning Board Members Present: Robert Barker, Stephen Smith, Stephen Snow, Jean O’Neil, Eric Schmitt, Amy Bisbee

Applicants Present: Chris Ryan & Tony Pawlik

Public Present: Mary Dudek

The Zoning Board of Appeals opened the joint meeting at 7:00 pm. The Site Plan Review of 95 Main Street by ZPT Energy Solutions was required by Section 6.4b of the Zoning Bylaw for the Town of Williamsburg. The joint public hearing was held 12/17/18.

The final plans have been reviewed and noted as final plans. The Planning Board noted the Board agrees that this will constitute a suitable development for 95 Main Street.

Discussion included a financial surety before the building permit is issued, construction may only take place from 7 am until 6 pm, and emergency procedures must be on site with a contact phone number. There was also discussion of straw not hay for the bales.

Tony Pawlik gave a status update on the lease which is in its final stages. He expected the lease to be signed in a day or two. The easement is in place with the Lashways and an easement access pact is signed. He will give a copy of the easement access pact to the Town, but final plans will be closer to the build date.

Robert Barker noted that the Board appreciated a responsible submitter. The Planning Board gave the Zoning Board of Appeals a written Site Plan Review with their recommendations. The report will be attached to the final decision.

Motion made and seconded to close the joint site plan review. Motion so voted.

Motion made and seconded by the Planning Board to close the Site Plan Review. Motion so voted

Motion made and seconded by the Zoning Board of Appeals to open the decision meeting for the Special Permit. Motion so voted.

Decision Meeting ZPT Energy Solutions- 95 Main Street

The Board discussed a financial surety bond. They also will incorporate the conditions laid out by the Planning Board in their decision. The Conservation recommendations stand alone. The Board will reference the compliance in their special permit.

The Zoning Board of Appeals board agreed that the applicant must comply with all of Conservations orders, any lighting will be downward facing, signage will be at the fence entrance with emergency contact info and will comply with the sign bylaws. The applicant must comply with all the special permit criteria and construct as presented in the final plans submitted. Any substantial change to those plans requires another application. Construction can only take place from 7 am until 6pm. Trucks can only enter through the approve access road. Keys will be in a lock box for emergency response. The Planning Boards recommendations will be incorporated into the decision. Drainage and stormwater were covered, and plans will comply as submitted.

Motion made and seconded to approve the Special Permit for 95 Main Street as submitted by ZPT Energy Solutions with conditions. Motion was unanimous.

CD-Aye
GM-Aye
PK-Aye

The applicant was reminded of the 20-day waiting period after the decision is filed in the Town Clerk's office and filing requirements.

Motion made and seconded to adjourn. Motion so voted.

Respectfully submitted,
Brenda Lessard, Secretary