



Zoning Board of Appeals

Minutes of Tuesday, May 7, 2019 – 6:00 PM

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

Applicants present: Thom Wright, 6 Fairfield Ave.

Public Present: Stephen Snow

Motion made and seconded to accept the Minutes of 10/24/18 with a slight edit and 12/17/18 as written. Motion so voted.

Decision Meeting-Thom Wright, 6 Fairfield Avenue

The decision meeting was called after a public hearing for a special permit application from Thom Wright, 6 Fairfield was submitted seeking a special permit as required by Section 9.11.1 of the Williamsburg Zoning Bylaw to operate the property as a short-term rental and location for a home-based business at his property which is not his primary residence identified as Assessors Map K 179.0.

The special permit application was for short term rental and a professional office at 6 Fairfield Avenue. Mr. Wright presented at the public hearing how he is using the property and how he intends to use the property. There will be no clients on site nor any foot traffic at the property. There was only one abutter present at the public hearing and there were no complaints or objections made against the special permit. The property is on a non-conforming lot in the Village Residential zone. Property is mainly used as a professional office. Under Section 12.0e of the zoning bylaw the board has the authority to allow a change of use of the property. The bylaw does not address short term rentals at present. The board has to find that the project will not be substantially detrimental to the neighborhood than the present use.

(GM) noted that even though the Board is not ruling on the issue of short-term rental that that use is part of the applicants present practice to rent the property out on weekends for short term rental.

(GM) would like to put the condition that the special permit is for Mr. Wright and would be non-transferrable to a new owner of the property if the property was sold.

(GM) would like to put a term of five years which would be renewed with a written statement requesting an extension of the change of use.

Mr. Wright asked if what he is presently doing would be a legal use? (CD) noted the board is limited to what is in the bylaw in making their decisions.

Motion made and seconded to grant the special permit to Mr. Wright for 6 Fairfield Avenue for a change of use of the property with conditions, which will be in the decision.

CD-Aye

GM-Aye

PK-Aye

Motion made and seconded to close the decision meeting and adjourn. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary