



# Zoning Board of Appeals

Minutes of Thursday, September 21, 2017 – 6:00 PM

**Board of Appeals members present:** Charles Dudek, Gerry Mann & Marcianna Caplis

**Applicant Present:** Alex Kassell

**Public Present:** Stephen Snow, Kathaleen & Gary Emerson, Keith Dufresne & Richard Cernak

## **Public Hearing-Alex Kassell, 46 Hyde Hill Road**

This public hearing was called after an application for a Special Permit was received By Alex Kassell who recently purchased a property at 46 Hyde Hill Road, Assessors Map C, Lot 170 to build a mixed-use accessory building. His plan is to have a metal fabrication workshop for his business and the other use is storage for his garden equipment, tools and household storage. The Special Permit is required by Sections 3.0. 9.2b and 12.0e of the Zoning Bylaws of Williamsburg.

(CD) opened the public hearing and told the public present that the secretary was taping the meeting for accuracy of minutes and requested if anyone else was recording the meeting to please let the Board know. No one spoke.

(CD) asked Mr. Kassell to speak. (AK) bought the property which has 43 acres. He would like to build a 2400 sq. ft. workshop and garage which will have no water or plumbing. The building will be used for his metal fabrication business and storage. He may put up a small sign for any occasional delivery he may get. The sign would have his name, the house number and the business name and would be within the zoning bylaws for signs. He plans to have no employees. He does not do plating, painting or anodizing on site. He has that all done off site. There was discussion regarding lighting and vegetative screening.

Motion made (GM) and seconded (MC) to close the public hearing. Motion made (GM) and seconded (MC) to open the decision meeting.

## **Decision Meeting-Alex Kassell, 46 Hyde Hill Road**

After brief discussion that the project is a compatible use to uses that are permitted by right. Motion made (CD) and seconded (MC) to approve the special permit with some conditions:

1. No plating, painting or anodizing on site or any other procedure requiring toxic or hazardous materials.
2. Any truck deliveries must be between 7 am and 6 pm.
3. Any lighting must be the downward facing (dark sky) type.
4. Compliance with the zoning bylaws for any signs.
5. Vegetative screening around the building where neighbors may see.
6. Special Permit is granted to the applicant only.

The motion was so voted unanimously by all three members.

(CD)-Aye

(GM)-Aye

(MC)-Aye

Motion made (GM) and seconded (MC) to close the decision meeting.

Motion made (MC) and seconded (CD) to approve the Minutes of 8/17/17 as amended and to approve the Minutes of 8/31/17 as written. Motion so voted.

Melissa Krueger who owns Elbow Room Coffee was in to get some guidance from the Board. She is looking to relocate her business to 49 Main Street and would like to know what special permits she may need. The Board looked over what plans she had and told her that no special permit needed according to the plans she showed.

The Board set a date for the 24 O'Neil Road application for a Special Permit for October 11 at 6 pm.

Motion made (MC) and seconded (CD) to adjourn at 6:49 pm.

Respectfully submitted,

Brenda Lessard, Secretary