



Board of Appeals

Minutes of Monday, April 23, 2012

Chairman Berkman called the meeting to order at 7:00 p.m.

Board of Appeals members present: Lisa Berkman, Gerald Mann, and Osa Flory

Applicant Present: Andrew Erwin

Public Present: Thomas Benjamin

Erwin Public Hearing

The public hearing was in regard to an application by Andrew Erwin, Trustee Opus 40 Nominee Realty Trust, for a special permit to convert the existing driveway located at 7 Mountain Street, Williamsburg, as designated on the Assessor's map as parcel 340011K000000420, to a common driveway to also serve a newly divided abutting parcel known as Tract B. The special permit is required by Section 10, paragraph 71 of the Zoning Bylaws of the Town of Williamsburg.

Mr. Erwin was asked to address the board. Mr. Erwin stated he had approximately 36 acres of land at 7 Mountain Street, Williamsburg that he had recently divided into two lots as approved by the Planning Board of Williamsburg. They are known as Tract A and Tract B. Tract A is an approximate 13 acre lot with 200 feet of frontage. It contains the existing home and barn and is serviced by the existing driveway. The other lot is known as Tract B and contains approximately 23 acres with 200-300 feet of frontage. Mr. Erwin's plan is to have one driveway enter onto Mountain Street and to share the driveway which is located on Tract B until it enters the land known as Tract A.

Ms. Berkman requested Mr. Erwin to describe the driveway easement he had done up. The driveway easement states that as long as no dwelling is constructed on Tract B that all costs will be born by the owners of Tract A for the shared portion of the driveway. When a dwelling is constructed on Tract B, all costs will be equally shared by the owners of Tract A and Tract B. Ms. Berkman complimented Mr. Erwin on the Driveway Easement Agreement he had drawn up. Ms. Berkman asked the board if any member had any questions for Mr. Erwin. There were none. Ms. Berkman stated that the visual simplicity of a shared driveway with less curb cuts seems to be what small communities prefer.

Ms. Berkman opened up the floor to the public. Mr. Benjamin asked how this will affect the possibility of a sub-division being built on the property. Mr. Mann stated that only a one or two family home can be built in Williamsburg without first obtaining a special permit. He also stated that a shared driveway can only service three residences.

As there were no more questions or discussion, Mr. Mann made a motion to close the hearing. The motion was seconded by Ms. Flory. The hearing was closed at 7:25 p.m.

Erwin Decision Hearing

Motion was made by Gerry Mann to open the decision hearing at 7:27 p.m. The motion was seconded by Osa Flory.

Mr. Mann stated as there were no abutters opposing the special permit, he felt they could proceed to vote. Mr. Mann made a motion to approve the special permit for 7 Mountain Street as required by Section 10, paragraph 71 to allow a common driveway. The motion was seconded by Osa Flory. The motion carried unanimous.

Decision hearing closed at 7:40 p.m.

Administrative

Motion made by Lisa Berkman to accept the minutes of 12/22/11 and 1/9/12 as written. The motion was seconded by Gerry Mann. The motion was so voted.

Respectfully submitted,

Brenda Lessard, Secretary