



Board of Appeals

Minutes of Monday, April 30, 2012

Chairman Berkman called the meeting to order at 7:01 p.m.

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

Applicant Present: Roberta Knox

Public Present: Charlotte Otis, Judy Saulsbury, and George and Margaret Fleck

Knox Public Hearing

The public hearing was in regard to an application by Roberta Knox, for a special permit to establish a Bed and Breakfast located at 24 Village Hill Road, Williamsburg, as designated on the Assessor's map as parcel 340010J00000005.0. The special permit is required by Section 3.2, of the Zoning Bylaws of the Town of Williamsburg.

Ms. Knox was asked to address the board. Ms. Knox stated she would like to establish a Bed and Breakfast in her home at 24 Village Hill Road. She would have two rooms for the Bed and Breakfast, each with their own bathroom. The rooms would only sleep four people total in the two rooms. She would be serving a full breakfast and already had been in talks with the Health Agent and the Building Inspector. She had also contacted the Fire Chief and her insurance company. She had also contracted to have two parking spaces made at the side of her driveway for the guests.

Mr. Mann asked about a sign or lighting. Ms. Knox stated she had read the bylaw for sign and it would be in compliance. It would be a small sign. The lighting would include a flood light on the sign and motion lights for the driveway and walkways.

Ms. Berkman asked if the B & B would be a sole proprietorship? Ms. Knox stated it would. Ms. Berkman noted that the application was very thorough and included a business plan which was very rare. She noted it was a good addition to the application as it noted what Ms. Knox would be doing with the business.

Mr. Turner asked if she had town sewer to which Ms. Knox stated yes.

Ms. Berkman opened up the floor to the public. Ms. Otis stated she was very much in favor of allowing Ms. Knox to establish a bed and breakfast at her home. She felt it would make a wonderful addition to the neighborhood and noted that Ms. Knox was a great cook and a wonderful decorator.

George Fleck who lives at 30 Village Hill Road stated he and his wife were in favor of Ms. Knox. He noted that 10-15 years ago there was a bed and breakfast not far from Ms. Knox's home. There were no disruptions and the business fit right into the neighborhood.

Jud Saulsbury also spoke in favor of the business. She noted Ms. Knox would be a wonderful host and it would be a pleasure to see a bed and breakfast in the neighborhood.

The secretary noted that emails had been received from the health agent and the building inspector who noted they had no problems with the application for the special permit.

As there were no more questions or discussion, Mr. Mann made a motion to close the hearing. The motion was seconded by Mr. Turner. The hearing was closed at 7:16 p.m.

Knox Decision Hearing

Motion was made by Gerry Mann to open the decision hearing at 7:17 p.m. The motion was seconded by Osa Flory.

Mr. Mann made a motion to approve the special permit for 24 Village Hill Road as required by Section 3.2 to allow a bed and breakfast. He noted it would not be detrimental to the neighborhood and there were no objections from the public. The motion was seconded by Lisa Berkman. The motion carried unanimous.

Decision hearing closed at 7:20 p.m.

Administrative

Motion made by Gerry Mann to accept the minutes of 4/23/12 as written. The motion was seconded by Lisa Berkman. The motion was so voted.

Ms. Berkman noted she would like all original copies of the applications to be kept in the Town Clerk's office as she is now emailing copies of the application to the members. The board members agreed.

Respectfully submitted,

Brenda Lessard, Secretary