



Board of Appeals

Minutes of Monday, August 13, 2012

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

Board of Appeals members present: Lisa Berkman, Gerald Mann, Osa Flory, & Andrew Quient

Applicant Present: Michael Long

Public Present: John & Margaret Reagan

Henry Public Hearing

The public hearing was called in regard to an application received from George Henry Jr., 15 Eastern Avenue, Williamsburg for a Special Permit, as required by Section 9.0 of the Zoning Bylaws, to demolish an existing carport which is non-conforming and construct an addition in the basic footprint of the carport located at 15 Eastern Avenue, Williamsburg. The property is identified on the Assessor's Map J as Lot 261.0.

At the time of the public hearing, no one was present to represent the applicant. Mr. Henry, along with his builder, Louis Montgomery, were called and neither could make the hearing. Mr. Montgomery claimed he was not informed by Mr. Henry of the hearing and he was supposed to be present to represent Mr. Henry in his application. He asked for a continuance.

The Board granted a continuance to another date to be determined. Mr. Montgomery, along with Mr. Henry will be notified and the meeting will be posted as required.

Long Hearing

A public hearing was called in regards to an application by Michael Long & Cheryl Brooks for a Special Permit as required by Section 9.2(b) of the Zoning Bylaws of the Town of Williamsburg to construct a barn and an addition to the existing barn on the premises 1 Geer Hill Road, identified on the Assessor's Map C as Lot 138.0.

Mr. Long was asked to present his plan. The applicant would like to construct a barn and add a shed to the existing barn at 1 Geer Hill Road. The construction will exceed the 1500 square feet allowed in the Zoning Bylaw for outbuildings. The barn to be constructed is a 24' x 38' and has a three stall barn. The construction will be 75'-100' behind the existing barn and house. It will be lower in height than the existing barn. Applicant has a 4-5 acre field there. The setbacks are at least 300 feet from the property lines and at least 300 feet from the nearest surface water which is a stream.

The building inspector, Louis Hasbrouck who has viewed an aerial photo of the property supports the application.

John & Margaret Reagan asked how far the barn will be from the stream. They were assured it was at least 300 feet. They had no objections.

Motion made by Lisa Berkman to close the hearing. The motion was seconded by Osa Flory. The motion was so voted.

Motion made by Lisa Berkman to open a decision hearing which was seconded by Osa Flory who was sitting in for Don Turner who was not present.

The board finds that the project will not be substantially more detrimental to the neighborhood, the structure and use will be compatible with the character and scale of other uses permitted in the same district, and the use will not constitute a nuisance or cause a significant impact to the surface water at the site. They also noted there were no objections from any abutters.

Motion made by Lisa Berkman to approve the Special Permit with the following conditions: that the structure shall, in all respects, conform to the drawings as submitted at the public hearing; and that the Special Permit shall not be effective until filed at the Registry of Deeds in Hampshire County. The motion was seconded by Osa Flory.

LB-Aye OF-Aye GM-Aye

Motion made by Lisa Berkman to close the decision hearing and adjourn. The motion was seconded by Osa Flory. Motion so voted.

Respectfully submitted,

Brenda Lessard, Secretary