



Zoning Board of Appeals

Minutes of Tuesday, March 29, 2022 – 4:30 pm

Board of Appeals members present: Paul Kennedy, Gerry Mann, Michelle Gallagher & Amy Bisbee

Applicants to speak to board: Chris & Rosana Duval, Steve Mauter, Scott Noring, & Andrew Morehouse

Public: Jennifer Smith (Morehouse hearing), Stephen Snow (Noring hearing)

4:30 PM: Equinox Partners LLC, 183 Main Street

(PK) opened the public hearing by reading the public notice that was published and mailed to abutters. The Special Permit is required by Section 3.2 of the Zoning Bylaw of the Town of Williamsburg to allow the Duval's to expand Rosana's Hilltown Storage business that is located at 15 Hyde Hill Road by allowing the Duvals to add 24-cubit style 10 foot by 20-foot storage sheds near the existing barn located at 183 Main Street at the East entrance. This property is identified as Assessors Map K, Lots 24 and 25.

The applicant Chris Duval was asked to speak to his special permit application. Mr. Duval stated this would be an expansion of his wife's business to another location. He would start with six units that have four storage bays in each unit. They would be located 300'-400' from the road. The only access to the storage units would be through the east entrance, which is also, the driveway for the Duval's home. The anticipated traffic would be at most 2-3 cars per day based on the traffic that accesses the other portion of the business located at 15 Hyde Hill Road. They are not foundation buildings. They would be put in on peas stone. They have a preexisting floor in the units. The hours of operation would only be during daylight hours and there would be no lighting. There is no plan to blacktop the area. Mr. Duval noted there would be no storage of any hazardous materials and that is regulated under MA regulations. The total storage would be 4800 square feet. They would install a small sign by the east entrance, and it would be within the zoning bylaws regarding size. The office for the storage units would be inside the golf course clubhouse. Mr. Duval stated that the units would not be within the 200 ft buffer of any wetlands.

As there were no further questions, (GM) made a motion to close the hearing which was seconded by (MG) and unanimously voted. A decision will be made later in the meeting or at an additional date.

5:00 PM: Bread Euphoria LLC, 206 Main Street

(PK) opened the public hearing by reading the public notice that was published and mailed to the abutters. The Special Permit is required by Section 12.0e of the Zoning Bylaw of the Town of Williamsburg to allow the owners to create two second floor apartments in an existing storage space of a building housing a business on the first floor. Steve Mauter, who is the builder, is representing the owners in the application for the special permit. The property is identified as Assessors Map K, Lot 271.

Mr. Mauter was asked to present the application. The existing building already houses a massage therapy business on the first floor. The second floor is currently used as a storage space. The owners would like to create two apartments in the storage space. Each apartment would have two bedrooms. Any changes would be in the existing structure. There would be no change to the footprint or lighting. The existing parking is adequate to allow parking for two cars for each unit along with the parking spaces for the business.

As there were no further questions, (GM) made a motion to close the hearing, which was seconded by (MG) and unanimously voted.

Decision Meeting for Bread Euphoria, 206 Main Street

(GM) made a motion, seconded by (MG) and unanimously voted to open the decision meeting. (GM) made a motion, seconded by (MG) and unanimously voted to approve the special permit to allow the owners to create two second floor apartments in the storage space, with no outward changes, no extra lighting, or excavation and subject to any building inspectors comments.

Aye-Paul Kennedy

Aye-Gerry Mann
Aye-Michelle Gallagher

Decision Meeting for Equinox Partners LLC, 183 Main Street

(GM) opened the decision meeting for Equinox Partners. (GM) opined that the board should grant the special permit for the storage units and the expansion of Rosana's Hilltown Storage. Mr. Duval stated that the construction would not be within the wetlands buffer, and he would be subject to Conservation Commission approval.

(GM) made a motion, seconded by (MG) and unanimously voted to grant the special permit to Equinox Partners LLC without prejudice of any action which may be taken by the Conservation Commission and noting that Mr. Duval has not yet spoken with the Conservation Commission. The storage units would be limited to 5000 square feet and must remain on a pervious surface. The following conditions were set: no pavement, no additional lighting and no new driveway and any signage as allowed by the zoning bylaws.

Aye-Paul Kennedy
Aye-Gerry Mann
Aye-Michelle Gallagher

5:30 PM: Scott Noring, 24 Hyde Hill Road

(PK) opened the public hearing by reading the public notice that was published and mailed to abutters. The Special Permit is required by Section 9.31-2 and Section 12.0e of the Zoning Bylaw of the Town of Williamsburg to allow short-term rentals in an existing unit in a home. The property is identified as Assessors Map C, Lot 165.

Mr. Noring was asked to speak to the application. Mr. Noring stated he bought a two-family home, and his intention is to keep the space for visitors and family who visit his home. He would like to allow short-term rentals in between his visitors and family. He noted there is plenty of parking and he has already had the Fire Department and Board of Health come do their inspections. (GM) asked if he would be installing any signs. Mr. Noring said none.

Stephen Snow asked if there would be any shooting of guns. It was noted the answer was no.

As there were no further questions, (GM) made a motion, seconded by (MG) and unanimously voted to close the public hearing.

Decision Hearing for Scott Noring, 24 Hyde Hill Road

(GM) made a motion, seconded by (GM) and unanimously voted to grant the Special Permit for Scott Noring to allow short term rentals in his home. It was noted that Mr. Noring addressed all the information needed by the zoning bylaw regarding short term rentals.

Aye-Paul Kennedy
Aye-Gerry Mann
Aye-Michelle Gallagher

5:50 PM: Andrew Morehouse, 34 & 36 South Street

(PK) opened the public hearing at 5:55 PM by reading the public notice that was published and mailed to abutters. The Special Permit is required by Section 9.0e of the Zoning Bylaw of Williamsburg to allow the creation of a common driveway servicing two separate building lots. Both lots are owed by Mr. Morehouse and are identified as Assessors Map G, Parcels 6.0 and 6.1.

Mr. Morehouse was asked to speak to the application. Mr. Morehouse would like to create a common driveway to service to separate lots which were subdivided and approved by the Planning Board as being legal building lots. The reason he would like to create a common driveway is due to wetlands that borders the front of one of the properties. One home is already built on one of the lots and Mr. Morehouse would like to create a spurt off the existing driveway to access the other building lot so as not to disturb any wetlands. Mr. Morehouse presented a common driveway agreement with his application.

Jennifer Smith, who is an abutter, was in as she was concerned about disturbance of the wetlands. She agrees a common driveway would not impact the wetlands.

(GM) made a motion, seconded by (MG) and unanimously voted to close the public hearing.

Decision Meeting for Andrew Morehouse, 34 & 36 South Street

(GM) made a motion, seconded by (MG), and unanimously voted to approve the special permit for Mr. Morehouse to create a common driveway servicing two separate building lots as submitted with a Driveway Agreement which will be included with the decision.

Aye-Paul Kennedy

Aye-Gerry Mann

Aye-Michelle Gallagher

Motion made and seconded to adjourn. Motion so voted

Respectfully submitted,

Brenda Lessard, Secretary