

Becket ZBA Meeting Minutes
Tuesday, May 4th, 2016
Town Hall, 557 Main Street, Becket Ma.01223

Board Members present: Karen Karlberg, Jeffrey Wilkinson, George Roberts, Victoria Bleier, Joy Lennartz.

Board Members absent: Alvin Blake

Public Present: Ray Michanczyk, Mark Volk, Betsy Farrell Garcia, Norton Owen, Andrea Sholler.

Meeting is opened at 7:10 PM.

Ms. Karlberg advises the Zoning Board members present as well as the public that she is present at the meeting for the public hearing continuation for 133 Mystic Isle Way, however has recused herself from the public hearing for Jacob's Pillow and will be leaving the building.

Approval of Meeting Minutes of April 5th, 2016- Ms. Karlberg advises of a correction to be made. Mr. Roberts makes a motion to approve the minutes as amended, Mr. Wilkinson seconds the motion; Unanimous Approval.

7:06- Public Hearing Continuation for Raymond and Terri Michanczyk, 133 Mystic Isle Way: Chairman, Ms. Karen Karlberg opens the meeting and asks Mr. Michanczyk if he has any other pertinent material that he would like the Board to review. Ms. Karlberg explains that Mr. Wilkinson had tracked down the actual Title V report from the seller's attorney. Board members read and review. The secretary reads aloud a letter from the Board of Health's Chairman, Gale LaBelle. Ms. LaBelle advises that the Board of Health does not have any issues with the applicant's proposal and the placement of the proposed garage. Mr. Roberts calls Ms. LaBelle on her cell phone to confirm. Ms. LaBelle states that the garage (from a non-entry point) will be 4.3 feet from the well and that would be ok. Mr. Roberts advises that he did drive down Mystic Isle Way and he felt that it is going to be a fairly large structure on quite a small lot. Mr. Roberts explains to the applicants that if they would consider moving the garage to the north then it could be built by right and they would fully be in compliance, without compromising the setbacks.

7:45- Mr. Roberts makes a motion to close the public hearing, Ms. Lennartz seconds the motion; public hearing closes. Mr. Roberts makes a motion to move to a vote, Ms. Lennartz second the motion, Ms. Karlberg polls the Board for a vote: Mr. Wilkinson-deny
Mr. Roberts-deny. Mr. Roberts gives his written statement along with findings to the secretary.
Ms. Lennartz-deny
Ms. Bleir-deny
Ms. Karlberg-deny

Ms. Karlberg advises that the application is unanimously denied.

Public Hearing- Jacob's Pillow Dance Festival- Map 407 Lot 16-

7:55 PM-Mr. Roberts (standing in as Chairman) opens the public hearing and introduces the Board members. Mr. Roberts explains that there is only a 4 member Board present this evening, further stating that they will have a full 5 member Board available at the next monthly meeting. Mr. Roberts explains to all present that he is standing in as the Chairman and that Mr. Jeff Wilkinson is standing in as the Clerk. Mr. Roberts reminds everyone that Ms. Karlberg has recused herself, as she is employed by Jacob's Pillow. Mr. Roberts polls the Board members making sure that there is no one present that may have a conflict of interest. Mr. Roberts ask if any member of the public is making a recording; hearing nothing he moves forward. Lastly, Mr. Roberts reads aloud the Notice of Public Hearing as it appeared in the Berkshire Eagle.

Ms. Pamela Taige, introduces herself to the Board members and explains that she is the new director at Jacob's Pillow. Ms. Taige outlines the need for a new dance studio, explaining that they are in great need for a new building. She further advises that their Dance school draws students from all over the world. She states that there is not enough height in the current studio to allow the dancers to get enough height for lifts, etc. She also states that the floor is old and that it shifts, explaining that the building is inadequate in so many ways.

Ms. Taige advises that pledges have already started coming in and that the site is being developed. She further explains that the location for the new building is so that it is in line with the other studios and will also parallel the arc of the road.

Mr. Marc Volk from Foresight Engineering further explains that the setbacks that they are requesting are no different from any of the other structures. He adds that the tree removal will also be minimal.

Mr. Roberts advises the applicants that he has recreated a diagram that shows the proposed studio, reoriented so that it would not encroach at all in any of the setbacks, there they would not need a dimensional special permit. Ms. Sholler

states that moving the building would have a negative impact on the site. Mr. Roberts reads aloud from the Zoning Bylaws section 3.4.5, stating that he doesn't feel like the application really falls into the Dimensional Special Permit Guidelines. Mr. Volk advises that the structures are consistent with what they are proposing.

Mr. Norton Owen briefly speaks on some of the studios in the immediate area of the newly proposed studio, giving some history and answering questions as he reviews some of the concerns that have been brought up.

Mr. Roberts reads aloud three letters that the Zoning Board has received. Two of the letters were written in strong support of the project and one letter of concern.

Mr. Roberts and Ms. Bleir agree that there are strong concerns about the incursion of the setback and that the Pillow owns such a large property, that there surely may be a different location that would be as adequate for a dance studio.

Mr. Roberts advises that he would like to see a revised plan with all dimensions clearly marked. Mr. Roberts also asks that while an amended plan is being drawn up, he would like to see the elevations with dimensions and to also include drainage.

Mr. Roberts makes a motion to continue the public hearing until June 7th at 7:00PM, Mr. Wilkinson seconds the motion; Unanimous Approval.

Public Input- None

Budget-Read and Reviewed

Correspondence- Read and Reviewed.

Ms. Lennartz makes a motion to adjourn the meeting, Mr. Wilkinson seconds the motion; Meeting is adjourned at 9:00 PM.

Schedule next meeting for June 7th, 2016.

Respectfully Submitted,

Heather Hunt

