



Town of Becket  
Planning Board  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 20

**Planning Board Meeting Minutes for  
Public Hearings held on April 3, 2018 to review:  
Driveway Bylaw and Solar Photovoltaic Installations Bylaw**

**Planning Board Members Present:** Robert Ronzio, Gale LaBelle, James Levy, Alvin Blake and Ann Krawet

**Planning Board Members Absent:** Charles Andrews

**Administrative Assistant:** Jessica Perotti, arriving at 7:55 PM

**Public Present:** None

**Call to Order**

Robert Ronzio, Chair, calls the meeting to order at 7:30 PM. Mr. Ronzio reads the rules of the meeting and introduces the present Board members.

Mr. Ronzio announces that he would like to first work on the Solar Photovoltaic Installations Bylaw first.

**Board to review Solar Photovoltaic Installations Bylaw**

Mr. Ronzio informs everyone that he and Alvin Blake sat down with the bylaw previously to make some revisions. Mr. Ronzio tells the Board of things they added to the definitions section of the bylaw: Rated Nameplate, Special Permit Granting Authority, Solar Photovoltaic Installations, Site Plan and Solar Photovoltaic Array. Mr. Ronzio then moves on to the edits that were suggested by the Building Inspector, William Girard. Mr. Ronzio says that Mr. Girard's suggestions were mostly grammatical and spelling errors and since the entire bylaw will be replaced, those changes won't need to be highlighted. Mr. Ronzio moves down to the next change in Section 6.6.6.1, *Use*; the reference to section 3.0 was added. In Section 6.6.6.3 C. *Percentage Coverage Limitations*, Mr. Ronzio points out that the word "installation" was either misspelled or left out but is now there correctly. Mr. Ronzio moves to Section 6.6.6.4, *Design Requirements*, D. *Landscaping/Buffer Requirements*; the word "for" was added in the following sentence that is the next to last sentence in that section: *Landscape plants shall be monitored for at least two (2) growing seasons*. In that same Section, O. - *Hazardous Material*, 310 CMR 30.000 was scrunched together and needs to be spaced properly. Mr. Blake points out there is another spot in that part O. that has spacing errors. Mr. Ronzio says those spacing errors will also be corrected. In Section 6.6.6.5, *Application Submission of Large Scale Photovoltaic*, there were some words added and letter cases corrected: *The application packet must contain all appropriate application fees, application forms, and appropriate number of all plans supporting documentation set forth in 9.4.3 of the Zoning Bylaws of Becket*. Next, in that same section, the words "received and" were added after "time packet" and "Chair of the" was put in front of *Planning Board*. Next, in Section 6.6.6.6- *Filing Requirement*, under parts B, *Site Identification* and E. *Site Plan* (1), the word "installation" was added after "photovoltaic". In part H of this



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section, the word “water” was added to “Storm Water Policy”. In Section 6.6.6.13, *View Shed Analysis*, analysis was either misspelled or left out but is correctly in place now. Next, in Section 6.6.6.15, the words “less than 10%” was added and was also added in Section 6.6.6.17. Mr. Ronzio moves on to review Section 3.1.3, Table A: Table of Use Regulations. Mr. Ronzio explains it needs to show on this table that the Planning Board will be the approving authority instead of the Zoning Board of Appeals (ZBA). They determine how each use of photovoltaic is classified as either residential, commercial industrial or accessory. The Board decides there was some confusion regarding Small-Scale Solar Photovoltaic Installation as far as how it would be approved for an Accessory Use versus a Commercial Use. Mr. Levy suggests adding *Commercial Use* to the definitions section. The Board agrees and defines *Commercial Use* as: *The sale of electric power generated on-site by a small scale or roof mounted solar photovoltaic installation that exceeds on-site use.*

**Board to review Driveway Bylaw**

Mr. Ronzio reads the draft of the article summary. Ms. LaBelle suggests taking out the word “more” in the description. The rest of the Board agrees. Mr. Ronzio explains that they will be adding Section 4.2.11, Driveways, to the end of Section 4.0, Dimensional Requirements. Ms. Krawet reads through the proposed bylaw. In *Frontage Requirements*, there was a spelling error: “where” is corrected. Areas where “feet” was referenced was corrected throughout to read as, for example: twenty (20) feet, changed to twenty feet (20’). Numbers were also spelled out and numerals were placed in parentheses throughout. In part nine (9), twenty feet (20’) was corrected to twenty-five feet (25’). The Board decides to capitalize the headings of each definition. Mr. Ronzio moves on to review the draft of the article summary. In the second paragraph, the Board corrects: “intended” to “intends”. In this same paragraph, there was an extra “and” that was removed. Road-Line Angle/Distance is also altered. Originally, the entire definition was as follows: **Road-Line Angle/Grade/Distance**. *The intersection with the road line shall not be less than 90 degrees for a distance of twenty (20) feet into the lot and the grade shall not exceed three (3%) in this area.* It was corrected to read as follows: **Road-Line Angle/Distance**. *The intersection with the road line shall not be less than 60 degrees for a distance of twenty-five feet (25’) into the lot.* The next section the Board made corrections in is Width/Surface/Drainage. Originally, it read as: **Width/Surface/Drainage**. *Driveways shall have minimum cleared width of (twelve) 12 feet at the entrance to the road for the first twenty (20) feet, be construct of approved graded material. Water from the driveway shall not drain on the road or abutter property.* The Board made corrections and it now reads as: **Width/Surface/Drainage**. *Driveways shall have a minimum cleared width of twenty feet (20’) at the entrance to the road for the first twenty-five feet (25’) and be constructed of approved*



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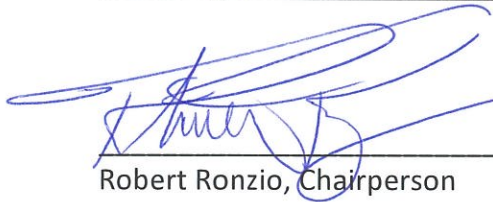
**Planning Board Meeting Minutes for  
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*graded material. Water from the driveway shall not drain on the roadway or abutter's property. Next, in the final definition of the article summary, the Board made some more corrections. Originally, it reads as: **Environmental/Maintenance/Numbering**. Any adjacent disturbed areas during construction of a driveway shall be stabilized and plated with ground cover prior to completion. Residential address numbers shall be clearly displayed at the intersection of the driveway entrance with the road. Maintenance of the driveway curb cut shall be maintained to the satisfaction of the approving authority. After the corrections, it reads as follows: **Environmental/Maintenance**. Any adjacent disturbed areas during construction of a driveway shall be stabilized and planted with ground cover prior to completion. Maintenance of the driveway curb cut shall be maintained to the satisfaction of the approving authority. Finally, in the Table of Contents, the Board decides to remove the word "Permits" from the title of the section.*

**Adjournment**

Ms. LaBelle make a **motion** to adjourn. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 9:28 PM.

**Meeting Minutes reviewed and approved on May 9, 2018 by:**

  
Robert Ronzio, Chairperson

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Gale LaBelle, Vice Chairperson

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Ann Krawet, Clerk

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Alvin Blake

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James Levy