



Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 120
planning@townofbecket.org

Meeting Minutes for June 9, 2021

Attendance includes Teleconferencing

Board Members Present: Robert Ronzio, Alvin Blake, James Levy and Howard Lerner*

Board Members Absent: Ann Krawet and Gale LaBelle

Administrative Assistant: Jessica Perotti

Public Present: Adrienne Metcalf, John Hathaway, Mary Jane White, Dan Weinstein, Minh Tran, Ted Kahn, Jeff Lynch, Ozair Hasan, Steve Mack, Mike Thomas and Spencer Romano

1. **Call to order:** Robert Ronzio opens the meeting at 6:03 PM and reads the rules of the meeting. Mr. Ronzio identifies all members of the Board in attendance and notes they are all present at Town Hall; he is also expecting Howard Lerner to arrive in person.
2. **Board to review and approve meeting minutes of:**
 - a. **May 12, 2021:** Alvin Blake **makes a motion** to approve the minutes of May 12, 2021. James Levy **seconds the motion**. All in favor. **Motion passes.**
3. **Old Business:**
 - a. **Informal discussion regarding making revisions to Section 6.2, Mobile Home Regulations, of the Becket Zoning Bylaws:** Mr. Levy **makes a motion** to move this item to the end of the meeting. Mr. Blake **seconds the motion**. All in favor. **Motion passes.** When the Board returns to this discussion, Mr. Blake advises the ZBA proposed to add the word "consecutive" in two (2) more places in the bylaw.
 - i. **Board to review additional revisions submitted by Becket ZBA:** Ms. Perotti advises she did not receive correspondence from the ZBA regarding additional revisions.
 - b. **Informal discussion with Dan Weinstein regarding establishing a campground at the former Dreamaway Lodge:** The Board recognizes Dan Weinstein.
**Howard Lerner arrives during this discussion at 6:11 PM.* Mr. Weinstein lets the Board know they have additional questions that need to be answered before they can submit a formal application. Due to the timeline of the proposed sale, they would like to receive conditional approvals to move forward with the purchase of the property. He lists some of the approvals needed including septic design and land surveying which generally take a lot of time. He asks the Board if they would consider approving a detailed concept plan that would be followed by an official engineered plan based on the conceptual plan. Mr. Weinstein reads a memo to the Planning Board, regarding the request, into the record. Mr. Levy is not sure the Planning Board has the legal authority to give a conceptual



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approval and is concerned what may happen should the final ruling be a denial. Mr. Blake would also like to see something more specific. Jeff Lynch, the attorney for the potential buyers of the property, makes an argument for the Planning Board to give conditional approvals of the conceptual plans so that the purchase can move forward. There is a brief discussion regarding the timelines required to draft a professionally engineered plan. The Board recognizes Ted Kahn. Mr. Kahn is concerned of the possible liability should the Planning Board give a lot of informal conditional approvals but in the end give a denial. Mr. Ronzio agrees it is a concern and says that needs to be determined.

Mr. Ronzio tables this item briefly to get to other items on the agenda. Following their informal discussion with Mr. Romano, the Board returns to this discussion. Mr. Ronzio asks the Board to read through their request for conditional approvals. Dr. Lerner asks why it will take so long to get the plan together. Mr. Weinstein says they are trying to meet the wishes of the seller of the property and because it takes time to get the engineered plans together, they would like to get an approval on the concept of the plan so that those plans can be transformed into the final engineered plan. Since this is such a big project, they only want to move forward on it if they believe it will be approved. Following a brief discussion regarding past applications and possible liability on the current request, Dr. Lerner **makes a motion** to forward the inquiry to town counsel. Mr. Levy **seconds the motion**. All in favor. **Motion passes**. Mr. Levy says he will draft a request. Mr. Ronzio will review it to forward to town counsel. Mr. Weinstein thanks the Board for their time.

4. New Business:

a. Board reorganization:

- i. **Planning Board Associate Member:** Mr. Ronzio confirms that Gale LaBelle has expressed that she would like to continue as the Associate Member. Dr. Lerner **makes a motion** to advance Gale LaBelle to the Select Board to continue as Associate Member. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.
- ii. **Representative to Becket Community Preservation Committee:** Dr. Lerner **makes a motion** to have James Levy continue as representative to



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- the Community Preservation Committee. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Mr. Levy accepts the position.
- iii. **Representatives to Berkshire Regional Planning Commission:** Dr. Lerner **makes a motion** to have Robert Ronzio continue as Representative to the BRPC and to have Alvin Blake continue as the Associate Representative. Mr. Levy **seconds the motion**. Mr. Blake says he would rather have someone serve this position as he is not sure of his availability. If someone cannot, he will do his best to attend if needed. Dr. Lerner proposes to have Mr. Ronzio serve as the representative and to determine the associate representative at the next meeting; the Board is in agreement. Dr. Lerner *withdraws his motion* and **makes another motion** to have Robert Ronzio serve as representative to the BRPC. Mr. Levy **seconds the motion**. All in favor. **Motion passes**.
- b. **Informal discussion with John Hathaway regarding the construction of a new dwelling on Alan-A-Dale Drive, map/lots: 217/186 & 187:** John Hathaway is recognized. Mr. Hathaway explains to the Board that he and his wife bought these lots after doing due diligence to determine that the land was buildable. He was not aware that they needed to get approval from the Planning Board because more than two (2) years had passed since the previous dwelling was removed. Mr. Ronzio briefly goes over Section 3.4.7 of the Becket Zoning Bylaws that describes these circumstances. Mr. Ronzio also goes over the process of getting a special permit. Mr. Hathaway thanks the Board for the information and their time.
- c. **Informal discussion regarding the closure of Big Bass Lane- in the Crystal Pond Association:** The Board recognizes Mike Thomas from Crystal Pond. Mr. Thomas lets the Board know he lives there and is also the Property Manager. He also lets them know that Ted Kahn is also representing Crystal Pond as he is on their board. He explains that the road is currently closed, on the Wade Inn Road end, seasonally due to additional traffic and mud. They would like to see if it can be closed off permanently but need to find out about emergency services. If it is closed permanently, a space needs to be created to allow vehicles to turn around there. Mr. Ronzio says the Planning Board previously approved the blockage providing that access was given to emergency services. Mr. Ronzio says



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that since nobody was at the last meeting, the Board did not pursue any information from the Police, Fire or Ambulance Services. Mr. Ronzio agrees that a space would be needed to allow vehicles to turn around. He advises that they need a plan, from Crystal Pond, that illustrates what will be there to submit to emergency services to get their feedback. There is a brief discussion regarding what type of space would be created. Mr. Thomas says they don't have a specific urgency to close the road. Currently it is closed from April to the early fall season which is consistent with the town's approach to snow parking. There is a brief discussion regarding slightly extending the closure dates. Mr. Ronzio suggests closing the road from March through November. Mr. Thomas asks what would be required to have this done officially. Mr. Ronzio says they would need to submit a formal request, to the Planning Board, including the date extension and the type of space that would be created for vehicles to turn around there. Mr. Kahn and Mr. Thomas agree this is something they can move forward with once a determination is made and thank the Board for their time.

- d. **Form A application – 509 Quarry Road:** The Board recognizes Adrienne Metcalf. Ms. Metcalf presents a Form A application to split out an approximate 5.5 acre parcel from her lot at 509 Quarry Road, map/lot: 416/10. Ms. Metcalf presents the application along with the surveyed plan. Mr. Ronzio notes that it more than meets the requirements to make the separation. The Board signs off on the request to confirm the requirements have been met.
- e. **Informal discussion with Spencer Romano, of Grow Boys LLC, regarding the indoor marijuana cultivation establishment approved on Tanglewood Circle:** The Board recognizes Spencer Romano. Mr. Romano explains he is putting things in place to execute his permit. During the process, it came to his attention that the grow space is not strictly set on the square footage of the building itself. It includes the total canopy of the surface area. For example, a 5000 square foot area room can basically double the canopy area when shelves for growing are added. He asks the Board what he would need to do if he decides he needs to move up to a Tier 3. Mr. Levy lets him know he would need to come back before the Board. Mr. Ronzio suggests that he get the operation going before asking for a Tier 3 license. Mr. Ronzio asks for what the specific increase would be. Mr. Romano explains that the Tier 2 goes up to 10,000 square feet of canopy grow



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area. He is expecting to need 12,000 when the shelves are added. Mr. Ronzio polls the Board and they agree it may be better to get the facility going before making this request. Mr. Romano explains that the facility would need to be open for at least six (6) months with the ability to prove that they were able to sell at least eighty percent of the product before they could increase the Tier class. He expects it would be eight (8) months to a year before he could make that transition. Mr. Ronzio says he would need to come before the Board again to get that approval. Mr. Romano says he hasn't fully decided if he wants to get a Tier 3. Either way, there would be a delay. Mr. Romano says he will take this information to his team to see how they would like to proceed and thanks the Board for their time.

- f. **Informal discussion regarding drafting a bylaw for Short Term Rentals:** Dr. Lerner **makes a motion** to table this discussion to next month. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.
5. **Public Input:** As discussed throughout.
6. **Budget:** Ms. Perotti asks the Board for a motion to pay New England Newspapers \$137.80 for the second notice published in the Berkshire Eagle regarding the parking ticket increase. Ms. Perotti explains the notices were not published in the same month and the invoices are sent monthly. Dr. Lerner **makes a motion** to pay the invoice of \$137.80 to New England Newspapers. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.
7. **Correspondence:**
 - a. **Town of Washington – Town Plan draft:** The Board has a brief discussion regarding how they would like to move forward drafting the Master Plan including seeking help from an outside party such as Berkshire Regional Planning Commission. A decision was not made.
8. **Any other business to come before the Board:** Dr. Lerner excuses himself at 8:06 PM. Mr. Ronzio speaks briefly about the email from town counsel regarding the use of Zoom or conference calling at meetings. While those services may be offered as a curtesy to the public, if they are disrupted for any reason, the meeting/hearing will continue.
9. **Adjournment:** Mr. Blake **makes a motion** to adjourn. Mr. Levy **seconds the motion**. All in favor. **Motion passes**.



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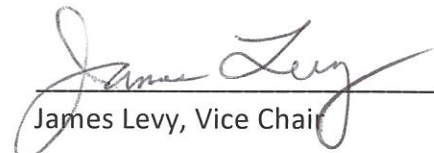
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Meeting minutes reviewed and approved on July 14, 2021 by:



Robert Ronzio, Chair

Alvin Blake



James Levy, Vice Chair



Howard Lerner