



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

**Meeting Minutes for April 14, 2021**

*Meeting held via ZOOM*

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

**Board Members Absent:** Ann Krawet

**Administrative Assistant:** Jessica Perotti

**Public Present:** Anthony Byron, Victoria Bleier and Karen Karlberg

1. **Call to order:** Robert Ronzio opens the meeting at 6:04 PM while waiting for other Board members to sign-in to the meeting.
2. **Board to review and approve meeting minutes of:**
  - a. **February 14, 2018:** Following a brief discussion, Alvin Blake **makes a motion** to approve the minutes for February 14, 2018. Gale LaBelle **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- Gale LaBelle: aye
- James Levy: aye
- Howard Lerner: abstain
- Robert Ronzio: aye
- Ann Krawet: absent

All in favor with the exception of Dr. Lerner who abstains. **Motion passes.**

- b. **March 10, 2021:** Dr. Lerner **makes a motion** to approve the minutes of March 10, 2021. Mr. Blake **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Alvin Blake: aye
- Gale LaBelle: aye
- James Levy: aye
- Howard Lerner: aye
- Robert Ronzio: aye
- Ann Krawet: absent

All in favor. **Motion passes.**

3. **Old Business: Informal discussion regarding making revisions to Section 6.2, Mobile Home Regulations, of the Becket Zoning Bylaws:** Mr. Ronzio lets those not aware know that this has been brought up because there have been a lot of requests for temporary



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mobile homes in town and it seems the intent behind the bylaw is not being recognized. The dispute is in the wording of the bylaw regarding the twelve (12) month period for the temporary mobile home permits: "a twelve month period" was intended to be 12 consecutive months but because the word *consecutive* is not included in the bylaw, it was interpreted that the 12 month period could be split into two (2) six (6) month periods- totaling 12 months. Mr. Ronzio says it was written with the intention that if a house burned or was destroyed by a natural disaster that the residents could put a trailer on the property, to live in, while the house was repaired or reconstructed. Mr. Ronzio says the **Zoning Board of Appeals (ZBA)** made this decision at a recent public hearing. Mr. Blake, who also serves on the ZBA, disagrees with Mr. Ronzio's interpretation of the ZBA's actions. There is a brief discussion. Dr. Lerner describes his experience when he got a special permit under this bylaw. He notes that the wording in the bylaw says the permit may be given for up to 12 months. He also points out that while the ZBA may grant the special permit, it still requires approval from the Board of Health. Mr. Blake confirms that it still does. Dr. Lerner agrees that changing the wording to read "*up to twelve (12) consecutive months*" would be appropriate as not all projects would take a full 12 months to complete. Mr. Blake asks if the Board will be making all required changes tonight. Mr. Ronzio says that would need to be done at a public hearing. He clarifies that tonight's discussion is to determine if Board will move forward to make any changes to the bylaw. Mr. Blake explains that it was his understanding that the ZBA would review the bylaw and put together changes to the bylaw for the public to vote on at a later date. Mr. Ronzio says the Planning Board has not received any such correspondence from the ZBA. Mr. Blake **makes a motion** that this discussion be postponed until the ZBA can submit their recommendations. Dr. Lerner **seconds the motion**. Discussion: Dr. Lerner asks Mr. Blake how soon the ZBA can get their recommendations to the Planning Board. Mr. Blake sees that Victoria Bleier, Chair of the ZBA, is at the meeting and asks for her recommendation. Victoria Bleier is recognized and confirms their next meeting is on May 4. She says it is feasible to have those recommendations to the Planning Board by May 12. Hearing no further discussion, Mr. Ronzio calls for a roll-call vote:

- Howard Lerner: aye
- Alvin Blake: aye
- James Levy: aye



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- Gale LaBelle: aye
- Robert Ronzio: aye
- Ann Krawet: aye

All in favor. **Motion passes.**

**4. New Business:**

- a. **Form A- Patrick McColgan, 235 McNerney Road:** Dr. Lerner and Ms. LaBelle excuse themselves at 6:34 PM prior to this discussion. Mr. Ronzio reviews the map noting the land and frontage requirements have been more than satisfied. Mr. Blake **makes a motion** to approve the Form A application regarding 235 McNerney Road. Mr. Levy **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- James Levy: aye
- Alvin Blake: aye
- Robert Ronzio: aye
- Ann Krawet: absent
- Howard Lerner: absent
- Gale LaBelle: absent

All in favor. **Motion passes.** Mr. Ronzio reminds Mr. Levy and Mr. Blake they will need to come in to sign the documents before they can be returned to the engineer for filing at the Registry of Deeds.

- b. **Informal discussion with Anthony Byron and Amy Ritter, of Black Cat Farms, LLC, regarding establishing a marijuana cultivation establishment:** Mr. Ronzio recognizes Anthony Byron. Mr. Byron introduces himself and lets everyone know that Amy was not able to attend because she is a nurse and was called in for an extra shift. Mr. Byron lets the Board know they have a few spots picked out in town and have sent introduction packets to the abutters in those areas. They have heard back from all abutters with the exception of one (1). Ultimately, they would like to establish a seasonal outdoor marijuana cultivation establishment on Leonhardt Road, map/lot: 208/24; it is ten (10) acres. He measured in approximately two-hundred feet (200') from the property lines which doubles the required setback, leaving approximately eighty-thousand



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(80,000) square feet for cultivation but only plan on cultivating ten-thousand (10,000) square feet. This would require clearing two (2) acres. Mr. Blake confirms with Mr. Byron that the cultivation will be centrally located within the lot. Mr. Byron assures the Board they will meet all the requirements outlined in the bylaw and will address all concerns- including smell, water use and traffic. He describes an odor control system that can be put in place specifically during the flowering stage of the plant.

Mr. Ronzio asks about the other possible locations. Mr. Byron lets them know they decided against the other locations because they were less than 10 acres.

Mr. Levy strongly advises Mr. Byron to get as much detailed information as possible on everything. Mr. Levy adds that the amount of objection that will be received will probably be more than they are expecting. Mr. Levy, for example, notes that water use is a very important issue so he should be prepared to show how much will be used for cultivation versus how much an average household would use. There is a brief discussion regarding how many houses could be placed on this lot specifically.

Mr. Blake says it would be helpful if he could have someone to attest to the odor control system he described. He also asks if they know when they expect to submit an application. Mr. Byron says they would like to get everything done to have a crop for 2022. Mr. Blake asks if there are any employment opportunities for locals. Mr. Byron says they have their main employees in place but do plan on hiring locally for some things.

Mr. Blake excuses himself at 7:10 PM.

Mr. Ronzio gives Mr. Byron some other advice for submitting an application but is interrupted by Ms. Perotti who lets him know that Mr. Levy was lost from the meeting.

5. **Public Input:** As discussed.
6. **Budget:** This was not discussed.



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**7. Correspondence: Citizen Planner Workshop- Working with 40B, April 21, 2021 at 6:00**

**PM:** This was not discussed.

- 8. Any other business to come before the Board:** Mr. Ronzio announces that the Select Board would like to request, at the next **Annual Town Meeting (ATM)**, that parking ticket fines be increased from ten dollars (\$10.00) to twenty-five dollars (\$25.00). He notes that a hearing notice was posted at Town Hall but was not listed on the agenda. He would like to discuss this first and asks for a motion to hear the matter under "Any other business to come before the Board". Mr. Blake **makes a motion** to discuss the Select Board's request to increase parking fines under "Any other business to come before the Board". Dr. Lerner **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

- Robert Ronzio: aye
- Alvin Blake: aye
- Howard Lerner: aye
- James Levy: aye
- Ann Krawet: absent
- Gale LaBelle: absent

All in favor. **Motion passes.**

Mr. Ronzio gives a brief explanation for the need to increase the fine for parking tickets, especially necessary for parking at the quarry where parking there currently costs \$10.00. Mr. Ronzio concludes that parking fines should be more than the current parking fee. Mr. Ronzio reads the public hearing notice into the record. Currently, there is only one (1) member from the public present who is not a resident of Becket. Mr. Ronzio asks them if they have any comments; they do not. Mr. Ronzio asks the Board for any comments or questions. Mr. Blake says he thinks the increase is appropriate. Mr. Levy says it seems it should be more than \$25.00. There is a brief discussion that keeps the request at \$25.00. Dr. Lerner asks if there is a safety concern. There is a brief discussion regarding current parking availability at the quarry and the cost to park there. Following the discussion, Dr. Lerner calls the question. Mr. Ronzio closes the hearing at 6:15 PM and asks if there is further discussion needed from the Board. Mr. Blake **makes a motion** to recommend the parking fine increase. Mr. Levy **seconds the motion**. During discussion, Gale LaBelle arrives at 6:17 PM. Mr. Ronzio explains this request will



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be on the warrant for the ATM for approval. Dr. Lerner asks if this increase is for revenue enhancement or public safety. Mr. Ronzio says it is both. Mr. Ronzio calls for a roll-call vote:

- Howard Lerner: aye
- James Levy: aye
- Alvin Blake: aye
- Gale LaBelle: aye
- Robert Ronzio: aye
- Ann Krawet: absent

All in favor. **Motion passes.**

9. **Adjournment:** Due to technical difficulty, Mr. Ronzio ultimately force adjourns the meeting at 7:13 PM.

**Meeting minutes reviewed and approved on May 12, 2021 by:**

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Robert Ronzio, Chair

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James Levy, Vice Chair

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Alvin Blake, Clerk Pro Tem

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Howard Lerner

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Gale LaBelle