



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

Meeting Minutes for July 14, 2021

Attendance includes Teleconferencing

Board Members Present: Robert Ronzio, Ann Krawet, James Levy and Howard Lerner

Board Members Absent: Alvin Blake and Gale LaBelle

Administrative Assistant: Jessica Perotti

Public Present: None

1. **Call to order:** Robert Ronzio opens the meeting at 6:10 PM, reads the rules of the meeting and introduces the Board Members present. Mr. Ronzio explains that due to a thunder storm, there have been problems connecting to the remote access of the meeting. Mr. Ronzio reminds everyone that technical issues will not delay the meeting.
2. **Board to review and approve meeting minutes of:**
 - a. **June 9, 2021:** Howard Lerner **makes a motion** to move this to the end of the meeting. James Levy **seconds the motion**. All in favor. **Motion passes.**
Following *Any other business to come before the Board*, Dr. Lerner **makes a motion** to approve the minutes of June 9, 2021. Mr. Levy **seconds the motion**. All in favor with the exception of Ann Krawet who abstains as she did not attend that meeting. **Motion passes.**
3. **Old Business:**
 - a. **Informal discussion regarding making revisions to Section 6.2, Mobile Home Regulations, of the Becket Zoning Bylaws**
 - i. **Board to review revision, version 2.0- 7/3/21, submitted by Becket ZBA:**
Mr. Ronzio says he has read over the suggested changes and it seems to be a good bylaw. Unfortunately, it doesn't show what has been taken out and added to the bylaw specifically. He asks Ms. Perotti to request this from the ZBA. Mr. Ronzio advises that it would still need approval from the people. Mr. Ronzio says that additional definitions may need to be added to clarify to the proposed changes. There is a brief discussion regarding various trailers in town and the need for proposed changes to the bylaw. The Board agrees they would like to get input at a public hearing before making final changes to put forth for approval at an Annual Town Meeting.
 - b. **Informal discussion with Dan Weinstein regarding proposal to establish a campground at the former Dreamaway Lodge**
 - i. **Board to discuss recommendations received from Town Counsel regarding proposal for Dreamaway Lodge:** Due to technical difficulties,



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

Meeting Minutes for July 14, 2021

Attendance includes Teleconferencing

Dan Weinstein was not able to attend. Mr. Levy says he was pleased with the recommendation received from Town Counsel and agrees the Board needs to see more in order to make a decision. Mr. Ronzio reminds the Board about a similar operation that has been proposed in Hinsdale with a very detailed application of 91 pages. Following a brief discussion, the Board agrees they will also need to see that level of professionalism for this proposed glamping establishment. Mr. Levy **makes a motion** to deny the conceptual level plan, submitted by Foresight Land Services- on behalf of Hit The Road, LLC., to establish a glamping operation at the former site of Dreamaway Lodge, and instead require a standard application and detailed plan. Dr. Lerner **seconds the motion**. All in favor. **Motion passes.**

- c. **Becket Master Plan revisions:** Following a brief discussion regarding other towns that have had their town plans rewritten through **Berkshire Regional Planning Commission (BRPC)**, Mr. Ronzio says there may be grant money available to have Becket's Master Plan rewritten through BRPC. Mr. Levy doesn't want to go through that without significant input from residents. Mr. Ronzio says questionnaires were sent out in towns that had their plans rewritten. Following further discussion, Dr. Lerner **makes a motion** to send a memo to the Town Administrator to see if there are any town funds available to have BRPC make the needed revisions to the town's Master Plan. Ms. Krawet **seconds the motion**. All in favor. **Motion passes.**

4. New Business:

- a. **Informal discussion with John Dicke regarding a proposed Form A at 266 Tyne Road:** The Board looks at the lots for the proposed Form A. Mr. Ronzio explains that while the property owners were not able to attend this meeting, he was able to discuss with them what they would like to do regarding reestablishing their boundaries of their three (3) lots. Mr. Ronzio lets the Board know they would like to take a portion from the main lot and transfer it to the lot next door, making it less nonconforming, in order to have enough space for a septic system. Mr. Ronzio confirms he would have sufficient frontage. Mr. Ronzio says that because this land has not been improved, this can be done since it makes the lot less nonconforming. The property owners were advised during their previous



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

Meeting Minutes for July 14, 2021

Attendance includes Teleconferencing

discussion with Mr. Ronzio that the land would need to be surveyed and to contact the Planning Board when they are ready to make this change.

b. Informal discussion regarding drafting a bylaw for Short Term Rentals

- i. **KP Law eUpdate: Styler v. Zoning Bd. Of Appeals of Lynnfield, No. SJC-12901, June 7, 2021:** There is a brief discussion regarding various short term rentals that occur in town. The Board agrees they will need to go through Becket's existing bylaws, as well as bylaws of neighboring towns, regarding short term rentals allowed while owner occupied before they draft a bylaw for short term rentals that are not owner occupied. There is another brief discussion regarding how the bylaw could be enforced. Ms. Krawet **makes a motion** to have Ms. Perotti retrieve Air bnb bylaws from the town of Lenox. Dr. Lerner **seconds the motion**. *Discussion:* Mr. Ronzio advises Ms. Perotti she can call BRPC for advisement of other towns that may have similar bylaws; most can be found online. Mr. Ronzio calls for the vote. All in favor. **Motion passes.**

5. **Public Input:** None.
6. **Budget:** Ms. Perotti requests a motion to pay for an official "received by Planning Board" date stamp, from Quill LLC, costing \$74.99. Mr. Levy **makes a motion** to pay the invoice of \$74.99 from Quill LLC. Dr. Lerner **seconds the motion**. All in favor. **Motion passes.**
7. **Correspondence: Citizen Planer Training Collaborative – Drafting Zoning Amendments, July 21, 2021 at 6:00 PM:** Nobody on the Board shows an interest to attend this training.
8. **Any other business to come before the Board:** None.
9. **Adjournment:** Ms. Krawet **makes a motion** to adjourn. Dr. Lerner **seconds the motion**. All in favor. **Motion passes.** Meeting is adjourned at 8:00 PM.



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

Meeting Minutes for July 14, 2021

Attendance includes Teleconferencing

Meeting minutes reviewed and approved on September 22, 2021 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Howard Lerner