



**Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
(413) 623-8934 ext. 120 fax (413) 623-6036
planning@townofbecket.org**

Meeting Minutes for November 10, 2021

Attendance includes ZOOM

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

Board Members Absent: Gale LaBelle

Administrative Assistant: Jessica Perotti

Public: Rika Alper, John McElwain, Brian Vincent, Weley Vercosa, Adrienne Metcalf, Charlotte Williams, Victoria Bleier, Larry Parness, Lei-Anne Ellis, Fred Braun, Wendy Wright, Scott Amaral, Laurie Friedman, Drew Bitterman, Larisa Shpitalnik, Charles & Paula Miller, Tess Lundberg, John Lambert, John Verity, Laurie Thomas, Laura Fredricks, Jeff Wilkinson, David Edell, Paul Aube, Michael Goodenough, Robin Mathiesen, Josh Schwartzbach and Lybia Marie Rivera

1. **Call to order:** Robert Ronzio calls the meeting to order at 5:01 pm. He reads the rules of the meeting and introduces the board members present explaining other board members will also be attending. Mr. Ronzio announces they will begin with the public hearing regarding changes proposed to § 6.2, Mobile Home Regulations, of the Becket Zoning Bylaws.
2. **Board to review and approve meeting minutes of:**
 - a. **October 13, 2021:** Following the discussion with Ms. Rivera, the board returns to the review of the meeting minutes. Ms. Krawet **makes a motion** to approve the minutes of October 13, 2021. Mr. Blake **seconds the motion**. All in favor.
Motion passes.
3. **Old Business:**
 - a. **Becket Master Plan revisions**
 - i. **Board to discuss grant possibilities:** Following the review of meeting minutes, the Board discusses Becket's Master Plan. Mr. Ronzio says they need to find out if there is any funding available through Berkshire Regional Planning Commission to re-write the document. There is a brief discussion regarding the Master Plan that was first written in 1976. Mr. Blake asks if a formal request needs to be made to get funding. Mr. Ronzio says a letter needs to be sent and asks Mr. Blake if he would be interested in writing a letter. Mr. Blake explains he has bad internet connection but will draft a letter and send it to Mr. Ronzio.
 - b. **Informal discussion regarding drafting a bylaw for Short Term Rentals**
 - i. **CPTC training November 18, 2021, Drafting Zoning Amendments:** Following the discussion regarding the Master Plan, Ms. Perotti explains



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Mr. Blake will be attending this training class and inquired if the board thought it may be good for those that volunteered to be on the subcommittee to also attend. The Board has a brief discussion regarding classes they have attended in the past. Ms. Perotti asks if she should send invitations to those that volunteered to serve; three (3) people have volunteered so far. Mr. Ronzio agrees. Ms. Krawet says she will attend the meeting too as she will be serving on the subcommittee. Ms. Krawet asks to have them get back to her with their availabilities so that a schedule can be made. There is a brief discussion regarding other towns that have similar bylaws.

4. New Business:

- a. **Form A: 32 Nocher Road:** Following the discussion regarding virtual attendance, Rika Alper is recognized. She presents a surveyed plan along with a Form A application and \$50.00 cash to the board. Mr. Ronzio points out the acreage and road frontage. There is a brief discussion regarding the Form A application. Mr. Blake **make a motion** to approve. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. Howard Lerner arrives at 6:02 pm just as the motion is approved.
- b. **Public Hearing: to review proposed changes to Section 6.2, Mobile Home Regulations, Section 10.0, Definitions and the Table of Contents of the Becket Zoning Bylaws submitted by the Becket Zoning Board of Appeals:** Mr. Ronzio asks Ms. Perotti if any correspondence has been submitted regarding the proposed changes. Ms. Perotti says no letters have been submitted. Mr. Ronzio reads through the proposed changes of the bylaw as submitted by the Becket Zoning Board of Appeals (ZBA). Mr. Blake, also a member of the Becket ZBA, points out a correction to be made. There is a brief discussion regarding Mr. Blake's suggestion. Victoria Bleier, Chair of the Becket ZBA, is recognized and says the change Mr. Blake proposed should not be made. It was purposely written that way. There is a brief discussion ending with an agreement that the original proposed change should remain the same. Mr. Ronzio reserves the right for the Planning Board to make any further changes to the document before it is presented for approval at the next Annual Town Meeting. At 6:14 pm, Mr. Levy



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makes a motion to close the public hearing. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.

- c. **Public Hearing, con't.: Brian Vincent, on behalf of Tetra Hydra AgTek LLC, seeks relief from § 6.8 of the Becket Zoning Bylaws to operate a Tier 11 marijuana cultivation facility at 0 Quarry Road; map/lot: 416/10.1:** Following the approval of a Form A application, Mr. Ronzio gives a brief overview of what has happened so far with the review of the special permit application. Mr. Ronzio then recognizes Brian Vincent. Mr. Vincent asks for a continuance to January 12, 2022 as they need to get approvals for the septic system to include it on the plan. Mr. Ronzio asks Mr. Vincent if he can get the plan to the Board at least 2 weeks before the meeting. Mr. Vincent agrees. After looking at a calendar, Mr. Vincent agrees to have the plan to the Board by December 29, 2021. Mr. Ronzio says the plan will be put on the website so the public can review it and form questions of their own. Mr. Levy asks for confirmation from Mr. Vincent that this plan will be more than just a general floor plan as people have asked for very specific information regarding the proposed establishment. Mr. Vincent assures everyone that he has read the letters and will have those questions answered on the plan. The engineer will be presenting the site plan and Mr. Vincent's team will also be there to answer any questions. The security plan will be reviewed with the Police Chief and a plan will be submitted based on those meetings. The entire security plan will not be shared with the public. Dr. Lerner **makes a motion** to continue the public hearing to January 12, 2022. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Mr. Ronzio and Mr. Vincent sign an agreement to continue the public hearing.
- d. **§ 6.8, Marijuana Establishments and Medical Marijuana Treatment Centers, of the Becket Zoning Bylaws- Informal discussion regarding updating bylaw to include delivery service:** Mr. Ronzio explains that while delivery service was included in the law, it was not addressed when the regulations were written by the Cannabis Control Commission. That service has recently been added to some retail establishments. There is a brief discussion as to whether or not this would be needed. Mr. Ronzio says if the current retail establishment in town, Canna Corner, should want to include that service, they would need to come back before the board for approval. There is a brief discussion regarding the



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timeline for drafting a bylaw. Mr. Blake says he would be willing to take a look at a bylaw regarding delivery service and discuss it at the next meeting. Mr. Blake **makes a motion** to discuss the potential bylaw at the next meeting. Dr. Lerner **seconds the motion**. All in favor. **Motion passes.**

- e. **Informal discussion with Lybia Rivera regarding 0 Gentian Hollow Road, map/lot: 407/102:** Following the public hearing regarding § 6.2, Mr. Ronzio recognizes Lybia Rivera. *Ann Krawet arrives at 5:18 pm. Ms. Rivera explains she is interested in buying this property to build a home surrounded by a greenhouse and to use an electric composting toilet so that a septic system would not be needed. Mr. Ronzio gives her a brief description of what is required for an approval for a composting toilet as he is on the Board of Health. There is a brief discussion so that the board can understand exactly what she would like to build. Mr. Ronzio explains that because the lot is larger than 2 acres, she should be able to meet the minimum setback requirements and will only need to get the required building permits. Ms. Rivera is referred to the Building Inspector, William Girard, to get further information for her proposal as a special permit is not required.
- f. **Board to have informal discussion regarding in-person/virtual attendance:** Following their discussion regarding short term rentals, Mr. Ronzio explains that when Ms. Perotti stops working with the board, there won't be anyone to manage the Zoom portion of future meetings. There is a brief discussion regarding having a board member run the Zoom but everyone agrees it would be a detraction from the proceedings of the meeting. Mr. Levy questions if there is any guidance from the state as to whether Zoom is required for meetings. Mr. Ronzio says that currently, the requirement for virtual attendance is optional. Mr. Blake says he does not want to discontinue Zoom and thinks it is important that the administration realizes that the position requires more than 8 hours. Mr. Ronzio and Ms. Perotti agree that it doesn't seem possible right now to get more hours for the position based on conversations with the Town Administrator. Mr. Ronzio advises there may be funding in future budgets. Mr. Ronzio reminds everyone that currently, if something were to happen to the Zoom connection, the meeting would continue without it. Mr. Ronzio says that if Ms. Perotti is not available to run the Zoom, it will be disconnected. Ms.



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Krawet recommends that residents write a letter to the Administrator to remind him of the importance of Zoom. Ms. Perotti confirms she will be present for the December meeting. The discussion is interrupted by persons attending in person. Mr. Ronzio moves to the Form A.

5. **Public Input:** As discussed throughout.
6. **Budget:** There are no deductions to discuss. Approximately 70% of the budget has been spent.
7. **Correspondence: Letter of resignation from Jessica Perotti:** Ms. Perotti explains that due to some family medical issues, she has decided to stop working with the Planning Board. There is a brief discussion regarding finding a replacement from within Town Hall. It seems everyone is already too busy with multiple duties. Ms. Perotti informs the Board she would like to see this application through with the hopes it does not take more than a couple months. Ms. Perotti explains that she was expecting the plan to be submitted by now for the Tetra Hydra Agtek LLC proposal. She expected it would be continued to December and possibly January 2022. Since the plan is not ready, she is concerned it may be continued into March or April. While she wants to see the application through to a decision being made, she wants to be sure the board is not expecting her to take care of other Planning Board projects. Ms. Perotti wants to be sure Zoom is available throughout the public hearing for Tetra Hydra Agtek LLC. There is a brief discussion regarding the steps that will be taken to refill the position. Mr. Ronzio suggests that someone write a letter to the Select Board to let them know the importance of a secretary for the board.
8. **Any other business to come before the Board:** Mr. Ronzio talks about an article published in the Berkshire Eagle written by Larry Parness. Mr. Ronzio lets everyone know that after the article was published, he was approached by many people asking if he had any input on it. Mr. Ronzio lets everyone know he did not speak with Larry Parness. He says that Lei-Anne Ellis was quoted so she must have been interviewed. Lei-Anne Ellis is recognized. She explains that there was a letter that was published in the Berkshire Eagle. While it seems as though she wrote the letter herself, she assures everyone it was co-written by others including Michele Cohen, Laurie Friedman and David Edell but because they were not physically in Becket when it was submitted, it was published under her name. She informs the board that Brian Vincent and Michael Goodenough were also interviewed for the article. Mr. Ronzio tells Ms. Ellis that Mr.



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Parness should have contacted the town; Mr. Ronzio says he will contact Mr. Parness. Mr. Ronzio points out there were mistakes in the article. Ms. Ellis is sorry that Mr. Parness did not connect with the town. She was told that he would be speaking with many people and did not feel it was her place to tell him how to do his job as an investigative reporter.

While Ms. Ellis doesn't want to make any editorial comments about the proposed marijuana facility, she lets the board know she appreciates that Mr. Levy said the public deserves to have their questions answered regarding how the neighborhood will be impacted by a marijuana facility.

9. **Adjournment:** Mr. Blake **makes a motion** to adjourn. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 7:05 pm.

Meeting minutes reviewed and approved on December 15, 2021 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner