

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

## **Meeting Minutes for October 13, 2021**

*Attendance includes ZOOM*

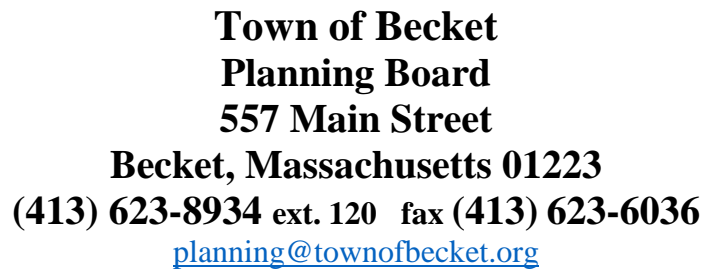
**Board Members Present:** Robert Ronzio, Ann Krawet\*, James Levy, Alvin Blake and Howard Lerner\*\*

**Board Members Absent:** *Gale LaBelle – attending as a member of the public*

**Administrative Assistant:** Jessica Perotti

**Public Present:** Barbara Wacholder, Carol Smolinsky, Linda Benton, Judy Pillinger, Paul Aube, Abigail Ostow, Barbara Mandler, Charles & Paula Miller, Drew Bitterman, Fred Braun, Gail Weinstein, Gordon Celliers, Harold Ware, John Verity, Judy Pillinger, Larisa Shpitalnik, Laurie Thomas, Lynn Howard, Micael Pillinger, Philip Wasserman, Kathy Baugh, Tess Lundberg, Stephen Feldman, Sharon Sparkowich, Scott Amaral, Stan & Robin Wolkoff, Carl Goodman, Larry Abrams, Dan Scher, Thomas Markovits, Adrienne Metcalf, Dave Dickinson, Kathy Dickinson, Beverly Lambert, John Lambert, Laurie Wasserman, Brian Vincent, Laura Fredricks, Richard Fredricks, Michele Cohen and Jeff Lovitky

1. **Call to order:** Mr. Ronzio opens the meeting at 6:00 PM and reads the rules of the meeting. He introduces the Board members present and notes the others are expected very soon.
2. **Board to review and approve meeting minutes of:**
  - a. **August 31, 2021 – request for changes to be made:** Laurie Friedman is recognized and requests that a sentence be stricken from the minutes of August 31, 2021. She calls the Board's attention to the last paragraph on page 6- about half way through- she says she did not say Mr. Goodenough was in dispute with his neighbor in regard to the property- those are his [Mr. Goodenough's] claims. Ann Krawet\* arrives at 6:06 PM and Howard Lerner\*\* arrives at 6:07 PM. Both are made aware of the proposed change. The Board agrees to strike it from the record. Ms. Friedman asks the Board for another change. Mr. Ronzio does not allow any further changes to the minutes that had been previously approved at the last meeting. Ms. Krawet argues she would like to make another slight change. Following a brief discussion, Mr. Blake **makes a motion** to move the approval of the minutes to the end of the meeting. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. Following *Correspondence*, the Board returns to their discussion about the meeting minutes. Ms. Krawet refers to the bottom of page 17 of the August 31<sup>st</sup> minutes. She says that she didn't smell the facility until they were near the entrance, approximately 25' - not 100'. Ms. Perotti notes the change. Ms. Krawet **makes a motion** to approve the minutes of August 31, 2021 will all noted amendments. Dr. Lerner **seconds the motion**. All in favor. **Motion passes**. Gale LaBelle is not included in the vote as she is attending as a member of the public.



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- i. **Notice from MassDEP – Dreamaway Lodge considered a Public Water Supply:** Ms. Perotti notes that Mr. Weinstein is planning on moving forward with the proposal with engineered plans. Ms. Perotti also notes a letter send by Massachusetts Department of Environmental Protection (MassDEP) stating that because they would qualify to be a **Public Water Supply (PWS)**, they need to conduct inspections to insure the water systems meet current regulations. No permits are to be issued regarding this property until MassDEP has been able to conduct a favorable inspection.
8. **Any other business to come before the Board:** Following Public Input, Ms. Krawet **makes a motion** to discuss *Any other business to come before the Board*. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Mr. Ronzio says that Tetra Hydra Agtek LLC also went before the Select Board to negotiate a HCA. Mr. Ronzio reminds everyone that the public hearing was to be continued once the HCA was negotiated. While the terms of the HCA have been agreed to, the actual document has not been signed. Mr. Ronzio notes it is in the hands of the attorneys. Mr. Vincent confirms they are waiting for their attorney to review the document. They will sign once it has been reviewed. Mr. Ronzio asks Mr. Vincent if he would like to officially continue the hearing to the meeting scheduled for November 10, 2021. Mr. Vincent agrees. Dr. Lerner **makes a motion** to continue the public hearing to November 10, 2021. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Ms. Perotti will email the agreement to continue to Mr. Vincent. Mr. Ronzio reminds everyone that only new information will be reviewed at the next meeting; previous topic discussed will not be discussed again. Ms. Perotti notes that because another public hearing is scheduled that night, the meeting will begin at 5:00 PM. Mr. Levy wants to know if the Board will have a copy of the document. Mr. Ronzio says the Board will be provided a copy and adds that if anyone else wants a copy of the document, they need to contact the Select Board.

Mr. Ronzio opens public input. Beverly Lambert is recognized and asks if the topics that are brought up at the next meeting can be put into a new HCA. Mr. Ronzio confirms that the HCA is done. He confirms all of the things discussed previously are in the record; this includes the letters that have been submitted. Ms. Lambert questions if the Planning Board can still make changes at this point. He confirms they can and goes through the process of making decisions on Special Permit applications.



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Mr. Vincent confirms the engineer designing the site plan will be making the presentation. The security plan will also be briefly discussed. He notes there is sensitive information within the security plan that cannot be shared with the public. It will be reviewed with the Police Department.

Mr. Levy adds that the Planning Board has not agreed to anything at this point.

Michele Cohen is recognized and asks if the site plan will be available to the public for review before the next meeting on November 10<sup>th</sup>. Mr. Vincent says he expects to have it in time before the meeting so it can be reviewed by the public. Mr. Ronzio wants to be sure an electronic copy is available to be shared to post on the website and to send to anyone that wants to review it. Tess Lundberg had the same question.

Barbara Wacholder is recognized. She thinks it is important for Mr. Vincent to get any new information that has been submitted since the last meeting in plenty of time before the next meeting. She submitted some specific information regarding the order of conditions of the permit. Ms. Perotti confirms she will send letters to Mr. Vincent before the next meeting. Mr. Vincent confirms he has received the letters that have been submitted as of today.

John Verity is recognized and asks what other Boards need to sign-off on this proposal. Mr. Ronzio says a well and septic system will need to be installed. They will also need to get building permits for any structures. He says the Conservation Commission may need to put conditions on the permit- if approved. Mr. Verity asks about federal departments. He claims that **Occupational Safety and Health Administration (OSHA)** has regulations that need to be followed. Mr. Ronzio says those regulations fall under the Fire, Police and Ambulance Departments. Mr. Ronzio says the CCC will conduct multiple inspections if approved. He briefly discusses inspections done at the retail facility in town.

9. **Adjournment:** Dr. Lerner **makes a motion** to approve. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 7:11 PM.



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**Meeting minutes reviewed and approved on November 10, 2021 by:**

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Robert Ronzio, Chair

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James Levy, Vice Chair

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Ann Krawet, Clerk

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Alvin Blake, Clerk Pro Tem

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Howard Lerner