



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

Meeting Minutes for September 22, 2021

Attendance includes ZOOM

Board Members Present: Robert Ronzio, Ann Krawet and Alvin Blake

Board Members Absent: James Levy, Howard Lerner and Gale LaBelle

Administrative Assistant: Jessica Perotti

Public Present: Barbara Wacholder, Julia Kay-Grace, Lauren Staley, Laurie Friedman, Laurie Thomas, Lei-Ann Ellis, Fred Braun and Sean Raymer

1. **Call to order:** Following some technical difficulties, Robert Ronzio calls the meeting to order at 6:10 pm and reads the rules of the meeting.
2. **Board to review and approve meeting minutes of:** Alvin Blake **makes a motion** to move the review of the minutes to the end of the meeting. Ann Krawet **seconds the motion**. All in favor. **Motion passes.**
 - a. **July 14, 2021 – clarification of approvals:** Following “Any other business to come before the Board”, Ms. Perotti lets the Board know that while these minutes were being approved- at the August 31, 2021 meeting, she was distracted with the Zoom portion of the meeting. She notes that Alvin Blake made the motion to approve but did not attend. Also, Gale LaBelle was present, on August 31, 2021 when the minutes were approved, but did not abstain. Following a brief discussion, Mr. Ronzio **makes a motion** to approve the minutes of July 14, 2021. Ms. Krawet **seconds the motion**. All in favor with the exception of Mr. Blake who abstains. **Motion passes.**
 - b. **August 31, 2021:** Following a review of the minutes for August 31, 2021, Ms. Krawet notes a correction to be made on page 18; she wants it to be clear that the smell of the marijuana was definitely noticeable. Mr. Blake **makes a motion** to approve with the noted change to be made. Ms. Krawet **seconds the motion**. All in favor. **Motion passes.**
3. **Old Business:**
 - a. **Becket Master Plan revisions**
 - i. **Board to discuss grant possibilities:** Ms. Perotti shows the Board an email from the Town Administrator confirming that grant monies would be needed to fund any revisions to be made to the Master Plan by Berkshire Regional Planning Commission.
 - 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:** The Board reviews the notice. Mr. Ronzio refers the



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

Meeting Minutes for September 22, 2021

Attendance includes ZOOM

Board to § 3.2.3, *Residential Accessory Uses*, and points out what would be permitted as of right or by Special Permit. He notes that renting to six (6) or more persons would be considered a boarding house and subject to the provisions of § 3.1.3. Mr. Ronzio clarifies that Air B & B homes are different and some towns have adopted stricter regulations. The need for inspections by the Board of Health and Fire Inspector are discussed. Mr. Ronzio stresses it is important for smoke detectors, for example, to be functional for safety purposes. It is one thing to overlook an inspection of your own house but when it is being rented out to virtual strangers- the public, these inspections are important. This is only one (1) of many possible health concerns. Mr. Ronzio discusses a current matter with a landlord/tenant situation in town regarding a health concern. Mr. Ronzio suggests that the Board read some bylaws from some other towns to see if they would be interested in drafting a bylaw for Becket. The Board recognizes Julia Kay-Grace for input as she rents to boarders in her home. Ms. Grace notes that Air B & B has not separated the rental homes that are owner occupied from those that are considered “absentee landlords”. She confirms they never rent to anyone unless they are there. They are within fifty feet (50’) of the guest house and also rent two (2) rooms in their house. She believes owner occupation is important because there is a lot to worry about on the premises- any premises. If inspection helps with things like smoke detectors and other health concerns, she is in favor of them. However, she doesn’t think that type of inspection would have helped the situation that happened in Lynnfield. She thinks that regulations should be required if the town will allow rentals that are not owner occupied. She doesn’t feel they are as necessary if owner occupied- or at least in the vicinity. She says that reputations are important to uphold on the Air B & B website and she and her husband are considered “super hosts” based on the reviews they’ve received. Mr. Ronzio suggests forming a subcommittee to draft such a bylaw. Ms. Grace said she would be happy to serve on a committee as she doesn’t think these rentals should be used to host wild, loud parties with bonfires that could potentially ruin homes and the forest. She adds that she does not want to be the chair of the subcommittee. Past Air B & B rentals



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

Meeting Minutes for September 22, 2021

Attendance includes ZOOM

within Sherwood Forest are discussed. Ms. Grace suggests that if the landlord is not in the area, they provide an agent that is in the area that can confirm the occupant gets the key and who can be contacted if any problems arise. Tenants are required to show proof they have permission to use the property and are allowed the benefits, for example- use of the lakes in Sherwood Forest. They also need to leave an information sheet detailing any issues that happen during their stay. There is a brief discussion regarding use of the beaches and boat use. Mr. Blake questions if anyone has inquired about having a bylaw drafted. Mr. Ronzio says that residents in Sherwood Forest would like to have a bylaw. Mr. Ronzio suggests getting some bylaws from other towns and to see if a committee could be formed to draft an Air B & B bylaw for Becket.

Mr. Ronzio suspends the discussion to listen to the Select Board meeting as they will be discussing **Host Community Agreements (HCA)**. Mr. Blake **makes a motion** to suspend the meeting to listen to the Select Board meeting. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. At approximately 7:10 pm, the Board signs in to the meeting and listens for approximately 2 hours. After hearing the discussions regarding HCAs, Mr. Blake **makes a motion** to return to the Planning Board meeting agenda. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. The Board returns to the open meeting at 9:10 pm.

c. Informal discussion regarding making revisions to § 6.2, Mobile Home Regulations, of the Becket Zoning Bylaws

- i. **Board to review version 3.0:** Following a brief discussion, the Board agrees to hold a public hearing at their November 10, 2021 meeting. They decide to start the meeting at 5:00 pm since the public hearing regarding the marijuana establishment proposed on Quarry Road may be continued to that date.

4. New Business:

- a. **Form A – 104 Alan A Dale Drive:** Mr. Ronzio explains that the special permit application, approved at the last meeting, did not include the Form A application to combine the two (2) lots into one (1) lot. The Board reviews the Form A application



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

Meeting Minutes for September 22, 2021

Attendance includes ZOOM

and map regarding 104 Alan A Dale Drive, map/lots: 217/186 and 187. Mr. Blake **makes a motion** to approve the Form A regarding 104 Alan A Dale Drive. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. The Board signs the documents that will need to be filed at the Registry of Deeds, Middle Berkshire.

- b. **Informal discussion with Kaily Hepburn regarding establishing a marijuana facility on Quarry Road, Assessors' Map/Lots: 417/62 and 63:** Mr. Ronzio confirms that Kaily Hepburn is not at the meeting. Mr. Ronzio lets everyone know that he has had discussions with Ms. Hepburn who is interested in establishing a marijuana grow facility along with a crop of hemp surrounding the grow facility. Mr. Ronzio clarifies that if she chooses to grow hemp there, the Planning Board would have no jurisdiction over that- only the proposed marijuana facility. Because Ms. Hepburn is not in attendance, the Board does not discuss this further.

5. **Public Input:** As discussed.
6. **Budget:** Ms. Perotti requests a motion to pay invoices from New England Newspapers Inc. (NENI). There were 2 notices published in the Berkshire Eagle, totaling \$795.20, for the public hearings held in August- these were republished to note the correction of the Zoom link. Mr. Krawet **makes a motion** to pay the invoices to NENI for \$795.20. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.

Ms. Perotti also asks for a motion to pay her mileage to D & G Agtek, in Eastford, CT, for a site visit. Mr. Blake **makes a motion** to pay \$118.16 for Jessica Perotti's mileage to Eastford, CT. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**.

7. **Correspondence:**

a. **Open Space and Recreation Plan**

- i. **Planning Board to select member to serve on sub-committee:** Mr. Ronzio **makes a motion** for Mr. Blake to serve on the sub-committee for the Open Space and Recreation Plan. Ms. Krawet **seconds the motion**. There is a brief discussion and Mr. Blake agrees to serve. All in favor. **Motion passes**.

b. **Dan Weinstein – update of glamping proposal at Dreamaway Lodge**

- i. **Notice from MassDEP – Dreamaway Lodge considered a Public Water Supply:** Ms. Perotti lets the Board know she has heard from Dan Weinstein who is getting engineered plans together for the proposal. There is also a notice from **Massachusetts Department of Environmental Protection**



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

Meeting Minutes for September 22, 2021

Attendance includes ZOOM

(MassDEP) regarding the possibility that the facility would qualify as a public water supply. MassDEP is restricting the approval of anything on that site until they can inspect the water systems of the facility.

- c. **Becket Federated Church Community Calendar – dates confirmed to be listed for 2022 meetings:** The Board reviews the dates that will be listed in the 2022 calendar.

8. **Any other business to come before the Board:** The Board reviews Form 7 documents regarding the bylaws passed, in 2019, for solar photovoltaic installations and marijuana establishments. Following a brief discussion, Ms. Krawet **makes a motion** for Mr. Ronzio to approve the Form 7 documents. Mr. Blake **seconds the motion**. All in favor. **Motion passes**.
9. **Adjournment:** Ms. Krawet **makes a motion** to adjourn. Mr. Blake **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 9:57 pm.

Meeting minutes reviewed and approved on October 13, 2021 by:

Robert Ronzio, Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem