



**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 – April 21, 2022

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

Board Members Absent: Gale LaBelle

Administrative Assistant Present: Jessica Perotti

Public Present: Adele Levine, Anne and David Kong, Arthur Telegen, Carol Smolinsky, David Johnson, Douglas Bessone, David Killeen, Drew Bitterman, Gerry Barnett, Harold Ware, Jeff Wilkinson, Jeffrey Rosen, John Carino, John Verity, Karen Birch, Kathy Dickinson, Larisa Shpitalnik, Larry Abrams, Laura Fredricks, Laurie Friedman, Lei-Anne Ellis, Laurie Thomas, Linda Benton, Mark Stinson, Michell Greenwald, Paula and Charles Miller, Philip Sandler, Rhonda Robbins, Robert Gross, Robert Schwartz, Robin Wolkoff, Theodore Ginsburg, Wendy Wright and Philip Sandler

1. **Call to order:** Robert Ronzio calls the meeting to order at 3:48 pm and reads the rules of the meeting.
2. **Board to review conditions to be placed on Special Permit for Brian Vincent on behalf of Tetrahydra Agtek LLC at 0 Quarry Road, Assessors' Map/Lot: 416/10.1- approved March 24, 2022:** Mr. Ronzio reminds everyone a decision was made regarding this proposal on March 24, 2022. He asks the board to review the draft of the *Record of Proceedings* for the Special Permit. Mr. Blake suggests adding "full cut-off" regarding the lighting. Ms. Krawet wants to be sure the lights inside won't be seen from the road. Following a brief discussion, the board agrees there should be full cut-off for all lights within the perimeter. Mr. Blake also suggests adding a testing requirement that would be done bi-monthly fifty feet (50') from the exhaust fans.

Next, the board agrees the trees should be planted in front of the fence instead of between the fence and the greenhouse. They decide to let the applicant choose the type of evergreen trees to be planted but the living foliage needs to be maintained within a reasonable timeframe.

Ms. Krawet wants to be sure the testing equipment to be used is in compliance with current scientific standards. Following a brief discussion, the board agrees to add bi-monthly testing 50' from the exhaust fans in compliance with current scientific standards as a requirement. Dr. Lerner is concerned this is very vague. Mr. Ronzio says this information is in the HCA and doesn't need to be addressed.



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The fence to be installed should be a six foot (6') chain-link fence with black mesh throughout.

The board reviews a copy of the Host Community Agreement (HCA) to determine the hours for the establishment. Mr. Ronzio reads the HCA into the record regarding hours and odor mitigation. Following a brief discussion, the board agrees the hours don't need to be listed as a condition as they are described in the HCA.

There is a brief discussion regarding establishing a base line for testing standards. The board agrees the first test taken should be before anything is planted. Ms. Krawet says the odor needs to be specific to marijuana plants. Dr. Lerner is concerned neighbors growing hemp or marijuana could interfere with the testing. Mr. Blake isn't comfortable with the baseline standard as "no odor". He says they should account for a percentage allowance. There is a brief discussion regarding residents in the neighborhood growing hemp or marijuana plants that could interfere with the testing. During their discussion, the board agrees that smell is subjective and varies. Ms. Krawet says there has to be a standard to measure and if tested over that amount then mitigation steps are taken. Mr. Levy says they need to investigate what that standard is and suggests meeting again once that has been determined to agree to it. Dr. Lerner seconds the motion. There is a brief discussion. Mr. Ronzio reminds the board they are running out of time. Ms. Krawet wants it to be held to the most current scientific standards. Mr. Blake suggests that the equipment that has been agreed to be used should have a standard of its own. Ms. Krawet agrees that is acceptable and thinks the scientific standards is sufficient. Mr. Levy ultimately withdraws his motion as the board agrees with the original language discussed.

Ms. Krawet confirms the decibel level is included in the standards and should not exceed 5 dBA.

Ms. Perotti reads off the conditions as discussed:

- Evergreen landscaping in front of fence along Quarry Road
 - Living foliage needs to be maintained
- 6' black chain link fence with black mesh throughout, subject to the ruling of the MA CCC
- Full cut-off for all lights within perimeter
- Full black-out for all indoor lighting



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Mr. Levy **makes a motion** to approve all conditions as discussed. Dr. Lerner **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

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

All in favor. **Motion passes.**

Next, Mr. Ronzio calls for a motion to approve the Record of Proceedings. Mr. Blake **makes a motion** to accept the Record of Proceedings with said changes. Ms. Krawet **seconds the motion**. Mr. Ronzio calls for a roll-call vote:

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

All in favor. **Motion passes.**

3. **Adjournment:** Mr. Blake **makes a motion** to adjourn. Ms. Krawet **seconds the motion**.

Mr. Ronzio calls for a roll-call vote:

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

All in favor. **Motion passes.** Meeting is adjourned at 4:45 pm.



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Meeting minutes reviewed and approved on May 11, 2022 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner