



**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 9, 2022

Attendance includes ZOOM

Board Members Present: Robert Ronzio, James Levy, Alvin Blake, and Ann Krawet. Howard Lerner joined by phone at 6:35pm then Zoom at 7:04pm. Gale LaBelle by Zoom at 6:27pm.

Administrative Assistant: Susan Crossley, Jessica Perotti

Public: Olivia Pattison, Ryan Eley and Kathe Warden. Phone Jeanette Mindle, Zoom Attendees Cindy Delpapa, Djuna Perkins, Jeff Wilkinson, Mario Balducci, Henry Terwedow and Robin Mathieson

1. **Call to order:** Robert Ronzio calls the meeting to order at 6:03pm, reads the rules of the meeting and introduces the board members present
2. **Board to review and approve meeting minutes:**
 - a. April 13, 2022
 - b. May 11, 2022
 - c. June 8, 2022
 - d. July 13, 2022
 - e. August 10, 2022
 - f. September 14, 2022
 - g. Alvin Blake makes the motion to move this to the end of the meeting. Ann Krawet seconds the motion. All in favor. Motion passes.
3. **Old Business:**
 - a. Board to discuss future meeting attendance requirements
 - b. Board to discuss developing a bylaw for Short Term Rentals
 - c. Mr. Blake makes a motion to move this item to the end of the meeting. Ms. Krawet seconds the motion. All in favor. Motion passes.
4. **New Business:**
 - a. Public Hearing – Olivia Pattison seeks relief from § 3.4.6 of the Becket Zoning Bylaws to reopen the Becket General Store at 30 Washington Street, map/lot: 206/39 under a new name Neon Newt to operate as a general store and restaurant: Mr. Ronzio explains with only four members present all would need to be in agreement for her to receive a permit, but they can move her hearing until later in meeting when the other members join. Ms. Pattison agrees to wait for additional Board members to arrive.
 - b. Informal discussion with Mario Balducci. Mr. Balducci is not on Zoom yet, so the Board moves on to informal discussion with Ryan Eley on his plans for 609 Main St., the former Becket Country Store. Mr. Eley shows updated site plans for the business and asks about putting in a forty foot (40') shipping container for storage of items for his contracting business to be located near the ball field. Mr. Eley answers questions from the board regarding the size of the container onsite. And how it is being used. The board lets Mr. Eley know they would like to see a parking plan for the upcoming Special Permit hearing on 12/14/2022. The board asks about the work being done on the outside. It was suggested by



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Mr. Ronzio to put ballers in the front of the building to keep people from driving into the building. Mr. Eley confirms he will bring an updated parking plan to his Special Permit hearing.

Gale LaBelle joins the meeting by Zoom at 6:27pm. Howard Lerner joins the meeting by phone at 6:35pm. Jessica Perotti calls Jeanette Mindle, a direct abutter, to join the discussion. Mr. Ronzio returns to the Special Permit Hearing regarding reestablishing 30 Washington St. Mr. Ronzio reopens the hearing at 6:40pm. Ms. Pattison presents her application to the board along with her credentials. Ms. Pattison explains she is in discussions with the Massachusetts State Highway Department about changing to head-in parking but, at this point, she is not sure if it is allowed. Ms. Krawet asks about people stopping to pick up items and hours of operation. Ms. Pattison says hours will be approximately 7am-4pm.

Mr. Levy brings up the issues with the well. Ms. Pattison states she is working with the Massachusetts Department of Environmental Protection on finding a water tester. Ms. Pattison is hoping to be certified to test the water. Dr. Lerner questions if she should be the person to test the water. He is not comfortable with this and feels it should always be tested by an independent third party. Ms. Pattison agrees to this. Mr. Ronzio says that this could be included as a condition of the permit. When asked about the seating capacity, Ms. Pattison answers it would be capped out at about twenty five. Discussion moves on to the septic design which is out back surrounded by boulders. Mr. Ronzio discusses the survey provided by Ms. Mindle. Ms. Pattison doesn't have a survey of 30 Washington St.

The board recognizes Jeanette Mindle who states she has concerns with the survey being completely wrong. Boundaries are wrong and the septic is draining on her property and that is a health issue.

Kathe Warden introduces herself as the Town Administrator and suggests the Board work with Ms. Pattison inside the scope of the by-laws to bring her new business to town because it would be a great asset for the town.

The board recognizes Cindy Delpapa who lets the board know she supports the business reopening.

The Board has a brief discussion about the survey used for the sale of the property. The board calls on Jeff Wilkinson who was the realtor. Mr. Wilkinson clarifies it was a plot plan



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not a survey, and was used only for the purpose of purchasing the property. Mr. Wilkinson spoke about the store being open for many years with no problem with parking and the septic. Mr. Ronzio explains some of the parking was lost when the septic system was constructed. Mr. Levy makes the motion to close the public input portion of the meeting. Ms. Krawet seconds. Mr. Ronzio calls for a roll call vote:

- James Levy – aye
- Ann Krawet – aye
- Alvin Blake – aye
- Howard Lerner – aye
- Robert Ronzio – aye
- Gale LaBelle – abstains

All in favor with the exception of Ms. LaBelle who abstains. Motion passes. Public input was closed at 7:30pm.

Discussion: Mr. Levy states the Board doesn't have enough information to make a decision with the land dispute, no survey and no parking information. Dr. Lerner agrees with Mr. Levy that there is not enough information. Ms. Krawet wants to do everything possible to help facilitate the opening of the store. The board has in the past approved permits with conditions. The conditions would be the parking issue and the water being tested by a third party. Mr. Blake agrees with Ms. Krawet but they need more information before the board could issue a conditional permit. Mr. Ronzio says Ms. Pattison needs to provide a plot plan showing the parking and a letter from the Mass DEP regarding the parking on Washington St. and will also need to hear from the Board of Health about the well. The board will need the information before they can take a vote to approve a special permit. Dr. Lerner makes the motion to continue the hearing until December 14, 2022 and Mr. Blake seconds the motion. Mr. Ronzio calls for a roll call vote:

- James Levy – aye
- Ann Krawet – aye
- Alvin Blake – aye
- Howard Lerner – aye
- Robert Ronzio – aye
- Gale LaBelle – abstains



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All in favor with the exception of Ms. LaBelle who abstains. Motion passes. Dr. Lerner dismisses himself from the meeting at 8:37pm. The board also notes Ms. LaBelle is no longer present on Zoom.

5. Public Input: As discussed throughout.

Mario Balducci speaks to the Board in regards to his property on Benton Hill Rd. map/lot: 209/31. Mr. Balducci explains he was approached by a company regarding using a portion of his property for a solar photovoltaic array and would like to inform the board. Mr. Balducci is not even sure if it is feasible and won't have information until the company looks at the property. The board explains the company would have to conform to bylaws but no special permit is needed as it is allowed by right. Mr. Balducci thanks the Board for their time.

Djun Perkins speaks to the Board about 171 Excalibur Dr. which abuts her property because she is considering purchasing it. Ms. Perkins wants to know what she would be able to do with the property since it is a non-conforming lot. Mr. Ronzio explains she would need to come before the Board for a special permit since it has not been in use for two years. Ms. Perkins wants to know what conditions would apply if they did want a special permit to put a house on it. Mr. Ronzio explains it would depend on location of the septic and well. Mr. Ronzio also explains to Ms. Perkins that the Planning Board can put conditions on the property to conform to the existing neighborhood. Ms. Perkins thanks the Board for the information.

- 6. Budget:** Sue Crossley asks for a motion to pay invoices from Berkshire Eagle for legal notices for the following items: \$314.00 for 30 Washington St., \$314.00 for 30 Washington St. and \$291.20 for 609 Main St. total \$919.20. Ms. Crossley reminds the board notices regarding 30 Washington St. had to be published twice. Mr. Blake makes the motion to pay the invoices and Ms. Krawet seconds the motion. All in favor. Motion passes.
- 7. Minutes:** Ms. Crossley explains she is working on previous minutes.
- 8. Old Business:** Board to discuss future meeting attendance requirements. Board to discuss developing a bylaw for Short Term Rental
Mr. Blake makes the motion to table the discussions until next meeting, Ms. Krawet seconds. All in favor. Motion passes.
- 9. Adjournment:** Mr. Blake makes the motion and Ms. Krawet seconds to adjourn the meeting. All in favor. Meeting is adjourned at 8:49pm



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Meeting minutes reviewed and approved on December 14, 2022 by:

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner