



**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 – June 8, 2022

Board Members Present: Robert Ronzio, Ann Krawet, Alvin Blake and Howard Lerner on Zoom

Board Members Absent: Gale LaBelle and James Levy

Zoom Manager: Jessica Perotti

Zoom Participants: Robert Alarie, Robert Bildner, Rosemarie Bongiovanni, Samuel Rabkin, Sara Tie, Sarah Clapper, Scott Hurwitz, Shaw Izikson (Country Journal), Shelley Chanler, Stella Ting, Stephanie Lowell, Steve Savaria, Steven Reiss, Theresa Hanford, Tim and Melissa Garthwaite, Tricia Drugmand, Tyce Walters, Victoria DeLorenzo, William Rogers, William Sabanosh, Jeffrey Lynch, Larry Parnass, David Kong, Robin Mathiesen, Adam Larson

1. **Call to order:** Robert Ronzio calls the meeting to order at 6:10 pm and reads the rules of the meeting.
2. **New Business:** Informal discussion with Adam Larson in regards to 327 Chester Rd. Mr. Larson would like to know how to go about getting special permit to hold small private events such as weddings on his property with a capacity of around one hundred guests. The property has 220 acres with an old barn and some old foundations on it. Mr. Larson would like to hold rustic events on the property and he would bring in the guests by shuttle from other locations. Mr. Blake asks about the capacity of the barn. Ms. Krawet asks is the barn safe what is the quality of the electrical system in the barn. Mr. Larson states the barn is a post and beam that was rebuilt by the former owner and it has one hundred amp service. Mr. Blake asks about the bathroom situation Mr. Larson states they will be portable and brought in. Ms. Krawet asks if the food will be catered Mr. Larson replies yes. Mr. Ronzio doesn't believe Mr. Larson is ready with a definitive plan to bring before the board and the board needs a lot more information. Mr. Ronzio suggests that Mr. Larson speak to the Fire Chief about a sprinkler system and that the one hundred amp electrical system in the barn might not be adequate.
3. **Public Hearing:** To review a Special Permit application submitted by Timothy and Melissa Garthwaite. The applicants seek relief from Sections 3.4.3 a and 3.4.4 a of the Becket Zoning Bylaws to build an extension to the existing structure at 32 Williams Road, map/lot: 211/55. Mr. Ronzio opens the hearing at 6:47 pm. Mr. Ronzio asks if all fees have been paid and the taxes up to date. Ms. Perotti replies yes. The applicant Mr. Garthwaite presents his application to the board. Mr. Garthwaite states that they would like to add an extension on the back of the house extending the bedroom, living room and bath, it will be approximately an additional 396 square feet. Mr. Ronzio lets the board know after a neighbor contacted him he did a site visit and the addition will not encroach on any



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setbacks and there will be no run-off that will affect the neighboring property. Mr. Ronzio states that the applicant will not be adding any additional rooms so it will not impact the septic system either. Mr. Blake has no questions for the applicant. Ms. Krawet asks has there been a site plan submitted. Mr. Garthwaite replies yes there is a survey on file from Kelly, Granger and Parsons dated 03/23/2022. There were no abutters speaking at the hearing. Mr. Lerner has no questions but states it is still a non-conforming lot that they are just squaring up the building and there are no issues with the setbacks. Mr. Ronzio tells the board that the neighbor Sheila Kator went with him and walked the property and she is satisfied with the review and is in favor of granting the special permit. The board closes the public portion of the meeting at 6:59 pm.

4. Discussion: The board holds no discussion Mr. Ronzio calls for the vote by paper ballot.

Alvin Blake: I approve the application of Timothy and Melissa Garthwaite to build an addition to the existing structure at 32 Williams Rd. map 211 lot 55 under the condition that the building inspector also provides approval.

Ann Krawet: I Ann Krawet approve the application for a special permit by Timothy and Melissa Garthwaite to build an extension to the existing structure at 32 Williams Rd. (215/55) because all set backs will remain the same, no abutters object to the construction and there will not be any detrimental impacts to the land, the community or the town which would make it more detrimental than existing under 3.4.3 and 3.4.4a

Robert Ronzio: I approve Timothy and Melissa Garthwaite special permit to build an extension on their existing structure at 32 Williams Rd. Map 215 Lot 55 as it is an improvement to the existing neighborhood. I add the special permit is contingent on the applicants meeting current building codes and not an increase in the number of bedrooms or baths as that would precipitate the Board of Health reviewing the septic and well.

Howard Lerner: I approve the special permit for Timothy and Melissa Garthwaite it is already a nonconforming and it doesn't make it anymore nonconforming. It is contingent on all building codes being met as already mentioned.



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Special Permit for Timothy and Melissa Garthwaite is granted unanimously.

5. **Old Business:** Public Hearing continued: Lynch Scrimo, on behalf of Hit the Road RV, LLC seek relief from section 3.1.3 of the Becket Zoning Bylaws to re-establish the Dream Away Restaurant and establish a glamping facility at 1342 County Road, map/lots: 401/3 & 4. Mr. Ronzio opens the hearing at 7:10 he lets the board know he has received the copy of the changes. Mr. Jeff Lynch is there on behalf of Hit the Road RV, LLC he asks the board if the board has accepted the Mullin rule since Mr. Levy is not present. Mr. Ronzio states yes and that Mr. Levy will be read in on the meeting. Mr. Lynch states he is there to go over the copy of the changes submitted by HTR and to rebut some of the public comments. The board and Mr. Lynch discuss traffic flow study, definition of camping as in the town bylaws. The board asks about the traffic around the campground. The board and HTR also discusses solo campfires, tents being taken down in the off season, how the cabins would be heated and cooled and using clean energy for the buildings. The board also brings up a 3-way stop sign for the intersection and speaking to the Town of Becket Highway Department. Public input from the residents speaking not in favor of the project. Public input closed as of 8:00pm everyone on the list that didn't get a chance to speak will be allowed to at the next meeting on July 13, 2022.

Board reorganization Chairperson – Ms. Krawet nominates Robert Ronzio. Mr. Blake seconds the motion. Mr. Ronzio accepts, all vote in favor of the nomination and it passes unanimously. Vice Chair – Ms. Krawet nominates James Levy. Mr. Ronzio states Mr. Levy will accept if nominated. Mr. Blake seconds, all vote in favor of the nomination and it passes unanimously. Clerk – Mr. Lerner nominates Ann Krawet and she accepts. Mr. Blake seconds, all vote in favor of the nomination and it passes unanimously. Clerk Pro-Tem -Mr. Lerner nominates Alvin Blake and he accepts. Ms. Krawet second, all vote in favor and it passes unanimously. Mr. Ronzio is nominated to be the delegate to the Berkshire Regional Planning Commission by Ms. Krawet and is seconded by Mr. Blake. Mr. Ronzio accepts, all vote in favor of the nomination and it passes unanimously. Ms. Krawet is nominated to be the alternate by Mr. Blake and is seconded by Mr. Lerner. Ms. Krawet accepts and all vote in favor the nomination and it passes unanimously. Mr. Ronzio states Gale LaBelle will accept the nomination to be the associate member of the



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Planning Board. Ms. Krawet nominates Ms. LaBelle and Mr. Lerner seconds. The board votes unanimously to recommend Ms. LaBelle to the Selectboard for appointment. Mr. Levy is nominated to be the liaison to the Community Preservation Association by Ms. Krawet seconded by Mr. Lerner all vote in favor of the nomination and it is unanimous.

- 6. Public Input:** Mr. Ronzio asks if there is anything else to bring before the board. No response. Public Input is closed
- 7. Budget:** Ms. Perotti informs the board the budget is way over. Mr. Ronzio will meet with the accountant to discuss what needs to be done. Ms. Perotti informs the board there is an invoice to be paid for the notifications for the upcoming special permit hearing for 102 Wells Rd.
- 8. Correspondence:** Mr. Ronzio has a few letters that will be dealt with at the next meeting.
- 9. Adjournment:** Motion is made by Mr. Lerner to adjourn the meeting and is seconded by Mr. Blake.
 - Mr. Ronzio – aye
 - Ms. Krawet – aye
 - Mr. Lerner – aye
 - Mr. Blake – ayeMotion passes unanimously meeting adjourned at 9:15 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