



**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 January 11, 2023

Board Members Present: Robert Ronzio, Alvin Blake, Ann Krawet on Zoom, James Levy joins the meeting at 6:28pm, Howard Lerner joins the meeting by phone at 7:50pm. Absent Gale LaBelle

Administrative Assistant: Susan Crossley

Zoom Manager: Jessica Perotti

Attendance: Ryan Eley, Zoom Cathy and Henry Terwedow, Robin Mathiesen, Kathy Dickenson, Robert Cohen and Jane Kaufman from the Berkshire Eagle who is recording the meeting.

Call to order: Robert Ronzio calls the meeting to order at 6:07pm and reads the rules of the meeting. There is no quorum so Mr. Ronzio calls Mr. Levy to come to the meeting. Mr. Ronzio calls Mr. Lerner with no answer. Ms. Perotti calls Ms. LaBelle and leaves a message.

Old Business: The Special Permit hearing is delayed until a quorum can be reached. Ms. Krawet makes the motion to move into discussion of short term bylaws. Mr. Blake seconds and Mr. Ronzio calls for a roll call.

Ms. Krawet – aye

Mr. Blake – aye

Mr. Ronzio – aye

The board looks at the bylaws from Great Barrington and Lenox. Ms. Krawet states that Lenox covers most issues that the board would like to include. Parking and noise is being discussed as Mr. Levy joins the meeting at 6:28pm. Since there is now a quorum the board goes back to the Special Permit hearing.

Continuation of Special Permit: Hearing for Ryan Eley seeking relief from §3.4.6 of the Becket Bylaws to reopen the Becket Country Store at 609 Main St. map/lot: 212/31 to operate as a general store and diner. Hearing begins at 6:35pm. Mr. Ronzio, Mr. Blake and Mr. Levy look at the updated site plan that Mr. Eley submits. Mr. Levy holds up the plan so Ms. Krawet can see it on Zoom. The board notes it is still not stamped by a registered land surveyor. Ms. Krawet asks the applicant about the parking. Mr. Eley states there are twelve spaces and one handicap spot. Mr. Ronzio and Mr. Levy ask about the parking on the side. Mr. Eley states that's his preference due to the fact that way the patrons won't be backing out into traffic on Route 8. Mr. Eley feels this is safer for the patrons of the establishment. Mr. Ronzio asks about the container being twenty feet from the property line and would like to see it enclosed. Mr. Eley states that the container and the trash receptacles will be fenced in and are twenty feet from the setback. Mr. Ronzio states the plans are still lacking as to what needs to be seen on them although they are



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better than last time. Mr. Ronzio asks Ms. Krawet's opinion on the discrepancies. Ms. Krawet states as much as the board wants to have the new store, they should be held to the same requirements as everyone else. Mr. Eley replies that this project has been in the works since September and is operating on a shoestring. He had been told that all permits were in order when he purchased the property and that having a registered land surveyor would be an additional expense for him. In going over the plan the board finds that some of the footage listed on the plan is incorrect. After looking up the deed it is found to be an ongoing error and to correct it Mr. Eley needs to have his lawyer file an affidavit of correction. Mr. Ronzio points out that if he had a registered land surveyor do a site plan this would have been found. Mr. Eley asks the four members of the board to take a vote on his request instead of continuing the hearing again to next month. Ms. Krawet suggests accepting the special permit contingent on Mr. Eley getting a stamped plan by a registered land surveyor before he opens his business. Mr. Eley agrees to this condition.

Public Input: Mr. Ronzio asks if anyone would like to comment on the special permit. Mr. Robert Cohen 1210 Main St. states that the town desperately needs this store. It was one of the reasons he bought his property, the convenience of not having to travel ten or twelve miles to buy milk. Mr. Cohen respectfully asks the board to use its discretion and approve the permit with the conditions Ms. Krawet has requested.

Robin Mathiesen, states she agrees with Mr. Cohen.

With no other comments the public portion of the meeting is closed at 7:28pm.

Discussion: Mr. Blake make a motion to take a vote on approving the special permit, Mr. Levy seconds the motion. Mr. Ronzio calls for a roll call vote.

Alvin Blake – aye

Ann Krawet – aye

James Levy – aye

Robert Ronzio – aye

Motion passes unanimously

Votes are being recorded by paper ballot.

Robert Ronzio: I, Robert Ronzio approve the Special Permit application of Ryan Eley, Becket on Main Holdings map/lot 212/31 at 609 Main St. for the purpose of operating a general store and diner as it would be of great benefit to the town and its inhabitants. Contingent on the applicant submitting a site plan in accordance with the Planning Boards rules and regulations.



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James Levy: I, James Levy approve the Special Permit application of Ryan Eley map/lot 212/31 at 609 Main St. for the purpose of opening the old Country Store as a diner and general store. The following condition will apply: must have signed/stamped site plan before opening.

Alvin Blake: I, Alvin Blake approve the Special Permit application of Ryan Eley map/lot 212/31 at 609 Main St. for the purpose of opening a convenience store. The following condition will apply: providing the applicant provides a survey showing all requirements including dimensions and setbacks.

Ann Krawet: I, Ann Krawet approve the Special Permit application of Ryan Eley map/lot 212/31 at 609 Main St. for the purpose of opening a country store and diner. Contingent upon the submission of a stamped and professionally formulated survey map in accordance with § 3.4.6 of our bylaws because it would be an asset for the citizens of our town.

Motion passes unanimously with the contingency that Mr. Eley provide the board with a registered stamped site plan. Mr. Ronzio also requests to make sure the container and trash receptacles are at least twenty feet from the setback and at some point would like to see them enclosed.

Mr. Eley agrees and thanks the board for their time.

Special permit hearing closed at 7:45pm.

Old Business: Board discusses revising the Planning Board Rules and Regulations. Board goes over the changes to be made that Mr. Blake noted. Administrative Assistant and Town Clerk will make those changes and bring to the next meeting for discussion by the board.

New Business:

Budget:

Correspondence:

Any other business to come before the board:



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Since there is no other business to conduct a motion is made by Mr. Blake to adjourn the meeting and seconded by Mr. Levy. Mr. Ronzio calls for a vote to adjourn.

Ms. Krawet – aye

Mr. Blake – aye

Mr. Levy – aye

Mr. Lerner – aye

Mr. Ronzio – aye

Motion carries and meeting adjourns at 8:36pm.

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner