



**Town of Becket  
Planning Board  
557 Main Street  
Becket, Massachusetts 01223  
(413) 623-8934 ext. 120 fax (413) 623-6036  
[planning@townofbecket.org](mailto:planning@townofbecket.org)**

**January 04, 2023 – Berkshire Room  
2:00 pm**

## **WORKING AGENDA FOR SHORT TERM RENTALS**

**Board members in attendance:** Robert Ronzio, Alvin Blake, James Levy and Ann Krawet on Zoom

**Administrative Assistant:** Susan Crossley

**Public in attendance:** Christopher Felker and Timothy Garthwaite.

**Call to order:** Mr. Ronzio calls the meeting to order at 2:00pm and reads the rules of the meeting letting everyone know that there will be no public input at this meeting.

**New Business:** Board to work on drafting a bylaw for Short Term Rentals.

**Discussion:** Ms. Krawet reads the Purpose section of the North Adams short term rental bylaw to the board members. The board discusses the wording and length of the section. Mr. Blake feels it is too lengthy. The board will discuss shortening the wording. Board moves on to the definition section and goes over each of the definitions. Short term rental - the board questions if boarding house and accessory building should be added. Short term rental operator – the wording is ok with the board. Short term renter – the wording is ok with the board. The definition of (30) consecutive days or less will need to be discussed further. Owner adjacent - needs to be discussed and defined more. Primary residence - the board would like to discuss this further. Mr. Levy asks about the owner occupied versus owners in absentia. Mr. Blake and Mr. Ronzio state it would be different rules for each so more discussion will be needed. Dwelling unit - already defined by Becket Zoning Bylaws. Problem property - is good because it puts the onus on the owner but will need further discussion. Mr. Levy feels this is overly complex and should simply be about the rental. Mr. Blake brings up Lenox's bylaw stating that it is less complicated and easier to understand. Professionally managed short term rental – the definition is good with the board. Local agent in charge – the definition is good with the board. Social event - needs to be discussed further and more in depth. The board moves on to Ineligible dwelling units. This will need to be discussed in more depth. Section on requirements will need to be amended where needed. Regulations section needs to be looked at further along with the Registration section.

Board stops the meeting at this point since the time for the room is up and will pick up with Procedural requirements section at the next meeting.



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**Any other business to come before the Board:** Minutes for September and November need to be signed by the board since they were approved at the last meeting. Mr. Ronzio, Mr. Blake and Mr. Levy sign the copies Ms. Krawet will sign tomorrow. Minutes for July and December also need to be approved. Mr. Blake makes the motion to approve the December 14<sup>th</sup> minutes Ms. Krawet seconds the motion and Mr. Ronzio calls for a vote

Mr. Blake – aye

Ms. Krawet - aye

Mr. Levy – aye

Mr. Ronzio – aye

Motion to accept the minutes for December 14<sup>th</sup> passes unanimously and are signed by the board in attendance, Ms. Krawet will sign tomorrow.

Mr. Blake makes the motion to approve the July 13<sup>th</sup> minutes Ms. Krawet seconds the motion and Mr. Ronzio calls for a vote

Mr. Blake – aye

Ms. Krawet - aye

Mr. Levy – aye

Mr. Ronzio – aye

Motion to accept the minutes for July 13<sup>th</sup> passes unanimously and are signed by the board in attendance, Ms. Krawet will sign tomorrow.

Mr. Blake brings up the Planning Board Rules and Regulations booklet stating it needs to be revised and updated and then to be put on-line for applicants to use. Mr. Ronzio suggests it be brought up at the next meeting. It will be added to the agenda for the January 11<sup>th</sup> meeting.

**Adjournment:** Mr. Blake makes the motion to adjourn Ms. Krawet seconds the motion. Mr. Ronzio calls for a roll call vote.

Mr. Blake – aye

Ms. Krawet - aye

Mr. Levy – aye

Mr. Ronzio – aye

Motion passes unanimously meeting is adjourned at 4:15pm



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Robert Ronzio, Chair

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James Levy, Vice Chair

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Ann Krawet, Clerk

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Alvin Blake, Clerk Pro Tem

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Howard Lerner