



**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 13, 2022

Board Members Present: Robert Ronzio, Alvin Blake, Ann Krawet, James Levy, Howard Lerner on Zoom
Jessica Perotti running the Zoom portion of the meeting

Zoom Participants: Please see attached list

Recording the meeting: Larry Parnass-Berkshire Eagle, Shaw Izikson-Country Journal, Bernie- I, Berkshires, Community Television of Southern Berkshire and Andrew Jackson.

Call to order: 6:00pm Mr. Ronzio calls the meeting to order and reads the meeting rules.

Old Business: Board votes to move the approval of the March 24, 2022 minutes and the review of the conditions of the Special Permit for Tetrahydra Agtek LLC. approved on March 24, 2022 to the end of the meeting. Motions made by Mr. Blake and seconded by Ms. Krawet. Mr. Ronzio calls for a vote.

Alvin Blake - aye

Ann Krawet - aye

James Levy - aye

Howard Lerner - aye

Robert Ronzio - aye

Motion pass unanimously.

Mr. Blake makes the motion to keep the meeting as Zoom only at this time. Ms. Krawet seconds the motion. Mr. Ronzio calls for a vote

Alvin Blake - aye

Ann Krawet - aye

James Levy - aye

Howard Lerner - aye

Robert Ronzio - aye

Motion passes unanimously.

Public Hearing: 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 Dreamaway Restaurant and establish a glamping facility at 1342 County Road, map/lots: 401/3 & 4.

Public hearing begins at 6:37 pm. Mr. Ronzio lets the participants know that the public hearing will be ending between 8:30 and 9:00 pm so the board can take care of other business. Mr. Ronzio informs the public that the hearing will not be over with tonight and will need to be continued at other meetings.

Ms. Krawet asks for clarification from Planning Board members that those who do not get a chance to speak tonight will be put on a list and will be the first to speak at the continuation of the hearing.



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Chairman Ronzio asks if all fees have been paid and have all abutters been notified. Ms. Perotti replies they have.

Discussion: Discussion opens with Mr. Jeff Lynch introducing the team from Hit the Road LLC. Sarah Tie opens with an overview of opening a campground on the grounds of the Dreamaway Lodge. They would like to keep the Dreamaway building and have it used by the campers and the public. A derelict building on the property would be demolished and a new lodge for the campers would be built on the property. The proposed new site plan will include canvas walled tents and cabin structures. The Airstreams and Shastas are no longer included in the plan. The tents and cabins will be fully plumbed with water, septic and electricity but there will be no cooking apparatus in any of them. Besides the guest lodge there will be structures for maintenance and operation of the campground. There will be no individual driveways to the campsites all vehicles will be in a parking area and the only way to get to the campsites is by walking or bicycle. There will be a roadway around the area for maintenance and emergency service access. Trash and deliveries will be in one spot only. Steve from Fass and O'Neil spoke of the trip and traffic study. Mark Levinson from Foresight Civil Engineers spoke to the utilities, storm drainage, septic and wells. The public is informed that sixty percent of the property will be undisturbed and stay wooded. No rare wildlife, species or the flood plain will be disturbed. The wetlands will not be disturbed and only some work in the buffer zone of the old structure will need to be taken care of. HTR will be submitting a plan to the Conservation Commission and they plan to revegetate with more than seven hundred species. Lighting will be down lighting with full cut off. The campground would be done with the lightest footprint possible on the forty-eight acres. HTR plans on planting seven hundred new trees in keeping with the character of the town. They will reach out to the Massachusetts Department of Public Works, the Board of Health and the Conservation Commission to work hand in hand with them.

Discussion with the board: Topics brought up by the board are traffic flow, how many campsites were there going to be (one hundred), damage and trash to adjacent roads (performance bond possible for road damage), impact of the well and septic systems on the property (one well and six septic systems), lighting (will be dark sky compliant), what kind of energy will be used in the campsites and buildings (currently propane and electric the owner group interested in solar), will the tents be taken down in winter and will the sites be winterized (yes). The board wanted to know how many parking spaces were there (one hundred forty seven and eight handicapped with ten to fifteen for employees). Parking at the Dreamaway is not adequate and will need to be addressed. The traffic study should be done on a Friday night in July not a Wednesday morning in November. Will the well and septic for the Dream Away be separate from the campground? (Yes.) The size of the guest lodge and what will be included (twenty five



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hundred sq.ft. and will include a general store, light food and beverages with a roof deck). The width of the maintenance roads around the campgrounds will they be compliant for emergency services and fire vehicle? (Roads will be compliant with the Department of Transportation they will be 16 ft. wide with drainage, paved to the lodge and then gravel and will be maintained in the winter). The intersection of Yokum Pond Rd. and County Rd. and the issues it will bring. Odors from trash and cooking (trash will be picked up from the campsites and stored inside a building until it can be picked up) (Should be no odors from cooking since there is no cooking appliances at the campsites).

Public Input on Hit the Road RV LLC: The public speaking tonight are the following: Elizabeth Goodwin with Cain Hibbard and Myers for a group of citizens wants more clarification on the application, Lydia Rosner feels the traffic study is deceptive, Shelly Chandler the project is not needed in town, Ted Kahn has questions on making more accommodations at the Dreamaway for the extra diners, Nathan Hanford in favor of the project, Barbara Littman deferred her questions to the next meeting and Lucy Swindlehurst stating that the young people in town need the employment opportunities this will bring. Mr. Ronzio concludes the public portion of the meeting at 8:50 pm. Many people still wish to speak, the board informs them that they will get their chance at the next meeting on May 11, 2022. Those that wish to speak at that time will send a request to Ms. Perotti and she will compile a list.

Any other business to come before the board: Due to constraints of time the board will meet on April 21, 2022 to discuss the approval of the minutes of March 24, 2022 and to review the conditions of the Special Permit for TetraAgtek LLC. The meeting will be held at 3:30 -4:00pm. Mr. Lerner leaves the meeting at 9:01 pm. Mr. Blake makes the motion to continue the discussion on the approval of minutes and the conditions of the Special Permit until April 21, 2022. Ms. Krawet seconds the motion. Mr. Ronzio calls for a vote.

Alvin Blake – aye
Ann Krawet – aye
James Levy – aye
Robert Ronzio – aye

Motion passes.

Mr. Blake makes the motion to adjourn the meeting. Mr. Levy seconds the motion. Mr. Ronzio calls for a vote.

Alvin Blake – aye
Ann Krawet – aye
James Levy – aye



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Robert Ronzio – aye
Motion passes. Meeting adjourned 9:05pm

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner