

Planning Board Meeting Minutes  
Wednesday, July 13, 2016 7:00 pm  
Becket Town Hall- 557 Main Street

**Planning Board Members present:** Robert Ronzio; Chairman, Gale LaBelle; Vice Chairman, Ann Krawet; Clerk, Chuck Andrews.

**Planning Board members absent:** Colleen O’Conner (via remote participation)

**Public present:** Heather Anello Spencer, Mike Spencer, Ethan Klepetar .

**Meeting Opens at:** 7:05 pm

Chairperson, Mr. Robert Ronzio, opens the meeting and announces that meeting agendas are on the table for anyone who would like one. He advises that the meeting is being held in accordance with Massachusetts General Law 40A and the By-laws of the Town of Becket. A decision to issue a special permit requires a minimum of four positive votes from a five member board. The Board has 90 days after the close of the public hearing to make a decision and 14 days to file the paperwork with the Town Clerk, once the decision has been made. Any Appeals of decisions can be made only to the court and must be pursuant to Section 17, MGL 40A as amended, and must be filed within 20 days after the date of filing of the decision with the Town Clerk. Mr. Ronzio asks if anyone will be making a recording of the meeting, the secretary confirms that she will be recording for the Planning Board. Ms. LaBelle makes a motion to dispense with the rest of the procedural reading, Ms. Krawet seconds the motion, Unanimous Approval. Chairperson, Mr. Ronzio moves the meeting forward.

**Approval of June 8, 2016 Meeting Minutes-** Mr. Chuck Andrews makes a motion to approve the meeting minutes as presented, Ms. O’ Conner seconds the motion; Unanimous Approval.

**Planning Board to discuss and possibly appoint an alternate member-** Mr. Ronzio advises that Mr. Lerner had not been re-appointed as an alternate member. Planning Board members briefly discuss. Mr. Ronzio advises that the Board will post on the Town’s website that they are seeking an alternate member.

**7:15 PM-Public Hearing Continuance- Heather Anello, Becket General Store-** Attorney Ethan Klepetar, representing Ms. Heather Anello approaches the Board advising that the Special Permit application submitted by Ms. Anello now meets all criteria requested. He explains that they have brought two new pieces of material to present to the Board: a new plan addressing the Conservation Commission's concerns as well as a DOT permit, approving the driveway as a commercial driveway. Mr. Ronzio reads aloud a letter written by the Conservation Agent. Attorney Klepetar further advises that there are now 13 parking places as opposed to the original 11 that were earlier proposed. Attorney Klepetar also advises that all of the parking construction is out of the 200 foot river front boundary. Ms. Anello states that the dumpster has been moved out of the 200 ft. river front boundary. Mr. Mike Spencer adds that the DEP has approved their well as a public water source. Mike states that they would also like to have a community garden at the location. Ms. Krawet asks how many apartments will be upstairs; Ms. Anello advises that there will be 2 one-bedroom apartments upstairs. Attorney Klepetar states that the new proposed store will be great for the whole Town, creating new revenue, taxes, jobs as well as a place for Community members to gather. Ms. O'Conner asks Ms. Anello if she was able to retain her liquor license; Ms. Anello advises that she has held onto the liquor license. Mr. Ronzio asks if there is any additional public comment; hearing none, he closes the public portion of the hearing.

Mr. Ronzio calls for a roll call vote:

**Application for Special Permit by Heather Anello. The proposed activity is to allow a General Store and a restaurant with two one bedroom apartments above, to be located at 3235 Main Street, Map 207 Lot 66.**

**Ann Krawet-Approve-** Applicant has met all requirements for a special permit as set forth under Section 9.3 (serving social, economic and community needs; preserving characteristics of neighborhood, safety, traffic, environmental concerns as well as having a positive impact for the Town and the Towns people.)

**Chuck Andrews-Approve-** This application has met all criteria of the Planning Board.

**Gale LaBelle-Approve-**It will be eminent for community growth in the village. Applicant has met all DOT restrictions as well as guidelines from the Conservation Commission. Applicant has changed plans to fulfill parking specifications.

**Colleen O' Conner-Approve.**

**Robert Ronzio-Approve-** I vote to approve the application because the applicant did a superb job addressing all concerns of the Board as well as all other Town Officials. This business is a plus for the Community and will go a long way in keeping the North Becket Village vibrant.

Mr. Ronzio advises that the Special Permit application receives a unanimous approval.

**Any other business to come before the Board-** Ann advises she would like to move forward with the driveway bylaw discussion and move forward with a bylaw ready to possibly go to a Fall Public Hearing. Members briefly discuss some of the current bylaws as well as Common driveways and Rear lots.

**Planning Board to elect a Clerk and a Clerk Pro Tem-** Ms. O'Conner makes a motion to nominate Ms. Ann Krawet as the Clerk for the Planning Board, Ms. LaBelle seconds the motion, Ms. Krawet accepts the nomination. Mr. Ronzio calls for a roll call vote:

Mr. Ronzio- Approve  
Mr. Andrews- Approve  
Ms. O'Conner-Approve  
Ms. LaBelle-Approve

Mr. Ronzio announces that Ms. Krawet has unanimously received the vote to be the Planning Board Clerk.

**Planning Board to elect a Clerk Pro Tem-** Ms. Krawet makes a motion to nominate Ms. O'Conner as the Clerk for the Planning Board, Ms. LaBelle seconds the motion, Ms. O'Conner accepts the nomination. Mr. Ronzio calls for a roll call vote:

Mr. Ronzio- Approve

Mr. Andrews- Approve  
Ms. Krawet-Approve  
Ms. LaBelle-Approve

Mr. Ronzio announces that Ms. O' Conner has unanimously received the vote to be the Planning Board Clerk Pro-Tem.

**Correspondence-** Read and Reviewed.

**Budget-**Read and Reviewed

**Adjournment-** Mr. Andrews makes a motion to adjourn the meeting, Ms. LaBelle seconds the motion, Meeting is adjourned at 9:00 PM.

**Schedule next meeting for May 11th, 2016.**

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

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**Robert Ronzio** **Date**

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**Chuck Andrews**

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**Howard Lerner** **Date**

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**Gale LaBelle** **Date**

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**Ann Krawet** **Date**

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**Colleen O'Conner**