



**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 February 8, 2023

Board Members Present: Robert Ronzio, Alvin Blake, James Levy, Gale LaBelle, Ann Krawet joins the meeting at 6:11pm Howard Lerner absent.

Administrative Assistant: Susan Crossley

Public Attendance: In person: Charles and Loretta Francis, Lawrence Goetz, Sean Rilla, Jessica Carlo, Yvonne and Dan Sousa, Mr. Edwards from Salvini and Associates. Zoom attendees: Susan Purser, Jeff Wilkinson, Robin Mathiesen, Meredyth Babcock and Gilbert Berat.

Call to order: Mr. Ronzio calls the meeting to order at 6:03 pm and reads the rules of the meeting.

Review and approval of meeting minutes: June 8, 2022, January 4, 2023 and January 11, 2023. Mr. Blake makes the motion to move the review and approval of the minutes until the end of the meeting. Mr. Levy seconds the motion. Mr. Ronzio calls for a vote.

Alvin Blake aye

James Levy aye

Gale LaBelle aye

Robert Ronzio aye

Motion passes unanimously.

Old Business: Short term rental bylaw and revision of the Planning Board Rules and Regulations. Mr. Blake makes the motion to move this until the end of the meeting. Ms. LaBelle seconds the motion. Mr. Ronzio calls for a vote.

Alvin Blake aye

James Levy aye

Gale LaBelle aye

Robert Ronzio aye

Motion passes unanimously.

New Business: Mr. Francis presents the board with a certified survey of the portion of 52 Lyman St. he is purchasing to make his property at 74 and 78 Washington St. less non-conforming. Mr. Francis brings a Form A and a check for \$50.00 for the board. Mr. Francis will be back after he purchases the property at 52 Lyman St. Mr. Ronzio asks if there are any questions being none Mr. Ronzio calls for a vote to accept the Form A from Mr. Francis.

Alvin Blake aye

James Levy aye

Gale LaBelle aye



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Ann Krawet aye

Robert Ronzio aye

Motion passes unanimously and the board signs all copies of the survey.

Informal discussion with Mr. Sean Rilla and Ms. Jessica DeCarlo in regards to putting a manufactured (mobile) home on 659 Leonhardt Rd. map/lot: 204/24. Mr. Rilla presents to the board his plans stating that it is a manufactured home not a mobile home. Mr. Blake concurs after reading the mobile home bylaw. The home Mr. Rilla wants to put up does not fall under the town's definition of a mobile home. Mr. Ronzio states the board may want to update the bylaw definition regarding manufactured versus mobile. Mr. Rilla goes over the specifications of the house with the board which makes it different from a mobile home. Mr. Rilla lets the board know he has filed a Notice of Intent with the Conservation Commission to delineate the wetlands on the property. Mr. Ronzio lets the board know the Board of Health approval is contingent on approval from the Conservation Commission. The board deems the home is a manufactured home not a mobile home and that the Planning Board does not need to issue a special permit. Mr. Rilla will need to go through the Building Inspector. Mr. Rilla thanks the board for the information and their time.

Informal discussion with Yvonne Caole-Sousa and Daniel Sousa on using property on Jacob's Ladder Rd. map/lot: 217/1 for a wedding venue. Ms. Caole-Sousa and Mr. Sousa give a brief presentation on what they would like to do with the property (preliminary copy of proposal on file with the board). Ms. Sousa explains this is a very preliminary discussion as they have not yet purchased the property but are also thinking of purchasing the adjacent acreage should they need it. Mr. Sousa tells the board that they will be holding 25-40 weddings a year. The building will be 16 x 50 with a prep kitchen, bridal suite and bathrooms. The weddings will be held in a canvas tent on a permanent frame that will be anchored to a concrete slab adjacent to the building. The board is pleased to learn they will be putting up a structure. Mr. Blake brings up the fact there are a lot of wetlands on the property and they should also have an informal discussion with the Conservation Commission. Mr. and Ms. Sousa will have an engineer walk the property with them before they do anything to better see where the buildings, well and septic can be located. They also understand they will need to approach the Conservation Commission and the Board of Health. Mr. and Ms. Sousa thank the board for their time and information.



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Budget: Ms. Crossley explains to the board her payroll has been wrongly coming out of the Planning Board expenses and that the Treasurer will reverse the expenditures and move them to the correct department.

Correspondence: No correspondence to go over

Any other business to come before the board: Ms. Krawet gives her resignation to the Berkshire Regional Planning Commission as an alternate. Mr. Ronzio calls for a vote to accept.

Robert Ronzio –aye

Alvin Blake –aye

James Levy – aye

Gale LaBelle – aye

The board unanimously accepts Ms. Krawet's resignation. Mr. Ronzio asks Mr. Levy if he is interested Mr. Levy will let the board know.

Ms. LaBelle leaves the meeting at 8:00pm.

Mr. Blake makes a motion to accept the minutes of June 8, 2022, January 4, 2023 and January 11, 2023 Ms. Krawet seconds the motion. Mr. Ronzio calls for a vote.

Robert Ronzio –aye

Alvin Blake –aye

James Levy – aye

Ann Krawet – aye

The board votes unanimously to accept the minutes of June 8, 2022, January 4, 2023 and January 11, 2023.

The board signs the special permit for Timothy and Melissa Garthwaite map/lot: 211/55 32 Williams Rd. for relief from Sections 3.4.3a and 3.4.4.

Mr. Blake lets the board know that the Open Space Plan draft is being submitted to the State in March. Several pertain to the Planning Board and they should go over them.

Ms. Krawet asks about the short term rentals. Mr. Ronzio will work on a draft for the board to go over. Mr. Levy states that the board needs to know how many units are in



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town. Mr. Blake asks when the cutoff for submitting articles for the Town Warrant is. Mr. Ronzio states it is April 1st.

Board adjourns the meeting at 8:30pm.

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner