

**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)**

## **June 14, 2023 Minutes**

**Board members in attendance:** Alvin Blake, James Levy, Howard Lerner. Robert Ronzio and Gale LaBelle on Zoom. Absent Ann Krawet

**Administrative Assistant:** Susan Crossley

**Public in attendance:** Brent White representing White Engineering, June Wolfe representing Construct Inc. and Jessica Perotti

**Public in attendance on Zoom:** Allison Fippinger, Mark Fairchild, Robin Mathiesen, Dan Henry, Gus Schnopp and John Lambert

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

### **Board to review and approve minutes of May 10, 2023:**

Motion made by Alvin Blake to approve the minutes as written. Seconded by James Levy. Chairman Ronzio calls for roll call vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – abstains

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously, minutes are approved as written.

**Re-organization of board:** Motion made by Howard Lerner to table the re-organization until next meeting on July 12, 2023 when all members will be present. Alvin Blake seconds. Chairman Ronzio calls for the vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously.

**Old Business:** No old business to discuss



**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)**

## **June 14, 2023 Minutes**

### **New Business:**

**Informal discussion with Allison Fippinger in regards to Map/Lot: 214/43 Long Bow Lane East.** Ms. Fippinger is interested in purchasing the property and wants to know if the land is buildable. Mr. Ronzio explains that since it has never been built on it is Grandfathered even though it is under the 2-acre minimum. Mr. Ronzio explains that since 2 sides of the property is on water, she will need to speak to the Conservation Commission. Ms. Fippinger will also need to speak to the Board of Health about the well and septic system and make sure it won't impact adjacent properties. The board asks Ms. Fippinger if a perc test has been done on the property, she replies it has not. The board suggests a perc test be done before she goes any further and that she has more research to do on the property. Ms. Fippinger thanks the board for the information and their time.

**Informal discussion with Brent White and June Wolfe in regards to a Special Permit for 50 Dawn Dr. Map/Lot: 204/80.** Mr. White lets the board know that the Board of Health and Conservation Commission have both approved the plans and that they have the support of the Select Board and neighbors for the project. Ms. Perotti asks the board if Construct even needs a Special Permit based on Section 3.4.7 of the Zoning By-Laws due to it being a demolish and rebuild within a 2-year period. After discussion of the bylaw, Alvin Blake makes the motion that based on 3.4.7 that no Special Permit is needed. Howard Lerner seconds the motion. Mr. Ronzio calls for a vote

Alvin Blake – aye  
James Levy – aye  
Howard Lerner – aye  
Robert Ronzio – aye  
Ann Krawet – absent

Motion passes unanimously no special permit is needed. The project can move forward.

**Informal discussion on 0 Gentian Hollow Rd. Hope Mabry Map/Lot: 407/102.** Dr. Lerner makes the motion to table this discussion until a representative of the owner can be present Mr. Blake seconds the motion. Mr. Ronzio calls for a roll call vote.

Alvin Blake – aye  
James Levy – aye  
Howard Lerner – aye



**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)**

## **June 14, 2023 Minutes**

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously.

**Informal discussion with Mark Fairchild on Map/Lot: 407/47.** Mr. Fairchild has a signed purchase and sale agreement on this property and wants to make sure he is allowed to build on this land since this lot only has 32.1' of road frontage on Woodmere Rd. Mr. Fairchild said he was told this is allowed. Mr. Ronzio states the board needs a legal opinion on this due to the fact we are not sure which board will or can rule on this or if anyone is able to rule on this. Mr. Lerner makes the motion to refer to Town Counsel for an opinion, Mr. Blake seconds the motion. Mr. Ronzio calls for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously.

**Discussion on Spencer House lack of CCC license and special permit.** Mr. Ronzio brings up the fact that the marijuana sale license has not been renewed and that according to an article in the Berkshire Eagle Spencer House is in arrears with the State of Massachusetts for back taxes in the amount of close to \$29,000.00 Dr. Lerner states that Ms. Anello can't reapply for a license as long as she owes the State money. Mr. Ronzio states this is being referred to Town Counsel for clarification if the special permit is still in effect. Mr. Blake says the only issue will be if and when someone else comes and applies for a license. Mr. Blake makes the motion to refer to Town Counsel to find out if along with the special permit is the license officially revoked. Dr. Lerner seconds the motion. Mr. Ronzio calls for a vote

Alvin Blake – aye

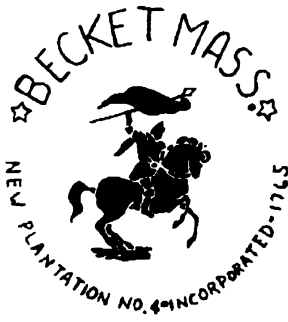
James Levy – aye

Howard Lerner – aye

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously.



**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)**

## **June 14, 2023 Minutes**

### **Discussion on 168 Greenwater Dr. referred to the Planning Board by the Building Inspector.**

There is concern the new site plan was “rubber-stamped” and that no one had gone out to the site to review the foundation and setbacks. Mr. Brent White from White Engineering spoke to the board stating they had B.E.K. Engineering from Dalton do a new site survey which was sent to the Building Inspector (Paul Greene) along with an affidavit that nothing has changed with the foundation and setbacks therefore it complies with the bylaws. The contractor, Mr. Greg Schnopp also speaks to the board about the survey and foundation. Mr. Blake makes a motion to table the discussion until it could be verified with the Building Inspector. Dr. Lerner seconds the motion. Before a vote is taken Mr. Ronzio calls the Building Inspector who verifies he has the updated certified plans and the affidavit and that he is ok with it. Mr. Blake then makes the motion that no further action needs to be taken by the board. Dr. Lerner seconds the motion. Mr. Ronzio calls for the vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously no further action is needed by the Planning Board.

**Budget:** Nothing to go over

**Public Input:** No public input

**Correspondence:** No correspondence to go over

**Any other business to come before the Board:** Mr. Blake talks about making a special meeting to discuss the Short-Term Rental bylaw and Rules and Regulations of the Planning Board. Mr. Ronzio states he spoke to Ann Krawet who wants to be involved in this so it will be discussed at the next meeting. Mr. Ronzio states there are other plans and bylaws needed by the town such as driveway, Master Plan and the definition of mobile versus manufactured homes. Board will need to have a public hearing on these issues before it can be brought to a Special Town Meeting.



**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)**

## **June 14, 2023 Minutes**

**Adjournment:** Mr. Blake makes the motion to adjourn Dr. Lerner seconds. Mr. Ronzio calls for the vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Robert Ronzio – aye

Ann Krawet – absent

Motion passes unanimously. Meeting is adjourned at 7:45pm

---

Robert Ronzio, Chair

---

James Levy, Vice Chair

---

Ann Krawet, Clerk

---

Alvin Blake, Clerk Pro Tem

---

Howard Lerner,