



**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)**

## **July 12, 2023 Minutes**

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

**Administrative Assistant:** Susan Crossley

**Public in attendance:** Patrick McColgan, Mr. Charles Francis, Mrs. Loretta Francis and Ginger Conner

**Public in attendance on Zoom:** Robin Mathiesen

**Call to order:** Mr. Ronzio calls the meeting to order at 6:05pm and reads the rules of the meeting.

### **Board to review and approve minutes of June 14, 2023:**

Alvin Blake makes a motion to accept the minutes as written, James Levy seconds the motion. Mr. Ronzio calls for a vote

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Ann Krawet – abstains was not present for last meeting

Gale LaBelle – abstains

Robert Ronzio – aye

Motion passes unanimously the minutes are accepted as written.

### **Re-organization of board:**

**Chairman-** Howard Lerner nominates Robert Ronzio and Alvin Blake seconds the nomination. No further discussion, Mr. Ronzio calls for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Ann Krawet – aye

Robert Ronzio – aye

Robert Ronzio unanimously elected Chairman



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**Vice Chairman** – Howard Lerner nominates James Levy for Vice Chairman. Ann Krawet seconds the nomination. Gale LaBelle nominates Alvin Blake, James Levy seconds the nomination. There is no further discussion, Chairman Ronzio calls for a vote.

Alvin Blake – Alvin Blake

James Levy – James Levy

Howard Lerner – James Levy

Ann Krawet – James Levy

Robert Ronzio – vote not needed

James Levy voted Vice Chairman by majority.

**Clerk**- Howard Lerner nominates Ann Krawet and Alvin Blake seconds the nomination. No further discussion is held, Chairman Ronzio calls for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Ann Krawet – aye

Robert Ronzio – aye

Vote is unanimous Ann Krawet confirmed as Clerk.

**Clerk Pro-Tem**- Howard Lerner nominates Alvin Blake. Ann Krawet seconds the nomination. No further discussion, Chairman Ronzio calls for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Ann Krawet – aye

Robert Ronzio – aye

Vote is unanimous Alvin Blake confirmed as Clerk Pro-Tem

Alvin Blake asks that the Town Administrative Assistant be notified and the website be updated. Ms. Crossley will take care of that.

### **New Business:**

Form A being presented by Patrick McColgan for Becket Hills Preserve LLC-Scott Pinkus map/lot: 404/22,23,24 they are to be combined into one parcel to be known as 377 Loose Tooth Rd. Mr. McColgan brings in the map and Form A application to show the board and after looking at the map the board agrees that he has met the requirements.



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Howard Lerner makes a motion to approve the changes. James Levy seconds the motion there is no further discussion. Chairman Ronzio calls for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

Ann Krawet – aye

Robert Ronzio – aye

Motion passes unanimously.

Form A being presented by Mr. Charles Francis for 74 and 78 Washington St. map/lot: 206/33,34. Mr. Francis brought in final survey of the properties along with the Form A application and a check for \$50.00. After looking over the site plan the board agrees Mr. Francis has met the requirements. Alvin Blake makes a motion to approve the changes. James Levy seconds the motion. There is no further discussion. Chairman Ronzio call for a vote.

Alvin Blake – aye

James Levy – aye

Howard Lerner – aye

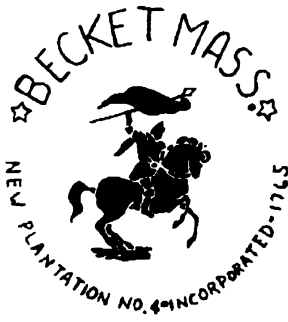
Ann Krawet – aye

Robert Ronzio – aye

Motion passes unanimously.

Ms. Krawet leaves the meeting at 6:40pm.

Informal discussion with Ginger Conner, Red Horse Realty, in regards to map/lot: 407/47 Becket Woods with road frontage of only 32.1'. Ms. Conner asks about the "arm lots" in Becket Woods that are shown on the map that was signed off by a previous Planning Board. Since there are a lot of them in Becket Woods, as a realtor Ms. Conner would like to know the status of them when she is asked to sell them. Chairman Ronzio explains to Ms. Conner that there are some questions and concerns with this lot and others like it and has referred the questions and concerns to Town Counsel Joel Bard, and until we get direction from Town Counsel the board will not make any decisions on the matter. Ms. Conner asks to be kept apprised of the situation and thanks the board for their time.



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### **Budget:**

Board goes over the budget and the amount that was unused for Fiscal 2023.

**Public Input:** No public input

**Correspondence:** Board looks over the correspondence from the Town of Middlefield and the Town Administrator.

**Any other business to come before the Board:** The board signs the May and June minutes.

Mr. Ronzio lets the board know he has been exposed to Covid 19, he has tested himself and is negative and will continue to test.

Alvin Blake lets the board know Himalayan High is opening on Saturday 07/15. Mr. Blake asks about the Community Compact Fee. Mr. Ronzio states he has been in touch with Michael Goodenough and if there are any fees to be paid, he will take care of it. Mr. Ronzio also states he went through the building and it is like a fortress.

The board discusses the Tetra-Hydra lawsuit being settled. Joel Bard will ask the court to issue a statement for the Town Clerk so Mr. Goodenough can come in and pick up his Special Permit and take it to the Registry of Deeds so he may start building.

Mr. Levy asks about the progress on Becket Country Store 609 Main St. Mr. Ronzio explains that Mr. Eley can't open until he presents a certified survey to the board as a condition of his Special Permit.

Mr. Levy also let the board know that the Neon Newt is doing a good business.

Board discusses the Route 8 Pub and the cannabis license and it being referred to Town Counsel on what to do about the Special Permit.

Mr. Ronzio lets the board know he is working on rules for the Short-Term Rental and should have something together for the next meeting. He has been inundated with people who are fed up with short-term rentals and no rules in place.

Mr. Lerner leaves the meeting at 7:30 pm

**Adjournment:** James Levy makes the motion to adjourn the meeting and Alvin Blake seconds. Meeting is adjourned at 7:40 pm



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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,