



**Town of Becket
Planning Board
557 Main Street
Becket, Massachusetts 01223
(413) 623-8934 ext. 120 fax (413) 623-6036
planning@townofbecket.org**

August 9, 2023 Minutes

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

Administrative Assistant: Susan Crossley

Public in attendance: Jessica Perotti, Larry Goetz and Ryan Eley

Public in attendance on Zoom: Theresa Hayden, Bob Moore, Victor Fish, Robin Mathiesen and Marc Shultz

Public in attendance on the phone: Mr. James Woeller

Call to order: Chairman Ronzio calls the meeting to order and reads the rules of the meeting at 6:00 PM.

Board to review and approve minutes of July 12, 2023:

Motion made by Alvin Blake and seconded by Ann Krawet to accept the minutes as written. Chairman Ronzio calls for a vote.

Ann Krawet – aye

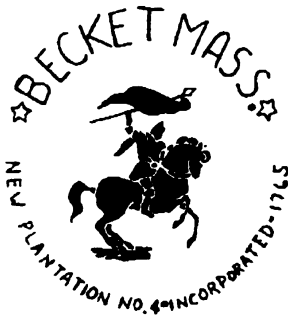
Alvin Blake – aye

James Levy – aye

Robert Ronzio – aye

Minutes for July 12, 2023 unanimously approved as written.

New Business: Informal discussion with Mr. James Woeller on map/lot: 214/121 located in Sherwood Greens. It is a ten-acre parcel that had been sub-divided at one time. Mr. Woeller would like to know if he can still subdivide the property into buildable lots. Mr. Ronzio lets Mr. Woeller know that about 50% of the property is wetlands. Mr. Woeller understands that. Mr. Ronzio lets Mr. Woeller know if he can find 200 feet of frontage and 2 acres, he should be able to get a few buildable lots. Mr. Ronzio lets him know he will also need to consider the requirements for the placement of a well and septic on each lot. Mr. Ronzio asks if he had the land perc tested yet. Mr. Woeller replies no, that one problem he was looking into is that there is no road access to this property. Mr. Ronzio asks Terry Hayden if she would like to add anything. Ms. Hayden defers to Mr. Bob Moore the Road Superintendent; Mr. Moore explains that the roads around this property were put on the map when the development was made but never put in. The road (Silver Leaf Drive) ends at the property 214/129 since there is a house on that lot. Mr. Moore explains any access to the property Mr. Woeller is asking about could be



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made from that point for perc testing. Mr. Ronzio asks Ms. Hayden what the district's plan would be to accommodate Mr. Woeller for a road. Ms. Hayden replied there is no plan at this time but, as she told Mr. Woeller if he could show her that he was serious about developing this property she understands that it is Sherwood Greens responsibility to put in a road. Ms. Hayden wanted to see if this property was still "Grandfathered" into all the lots. Mr. Ronzio explained that it is no longer grandfathered and anyone who purchased the parcel would need to adhere to the current zoning bylaws of 2 acres and 200 feet of frontage and that the wetlands could be considered part of the acreage. If the 10 acres is to be subdivided now, it would need to come before the Planning Board with a new survey. Ms. Hayden asks who would be determining the placement of the lots and well and septic. Mr. Ronzio explains Mr. Woeller would need a registered land surveyor to map out the lots and if they infringe on the wetlands Conservation Commission would need to be involved. Mr. Moore asks if the lot is developed is the district responsible to put a road in all the way down. Mr. Ronzio replies potentially yes or possibly to only the driveways. Mr. Woeller asks how is he going to get someone in to do a perc test. Mr. Ronzio explains they only need to give Mr. Woeller access to the corner closest to the property 214/129. Mr. Ronzio asks if anyone else would like to address the board. Ms. Hayden thanks the board for their time and information.

Old Business: Site plan review with Ryan Eley for 609 Main St. Mr. Eley asks the board for an extension of two years to submit the required registered survey before opening of the Becket Country Store. Mr. Eley explains that the estimates he has received are over \$10,000 with the survey and the parking plan, he would like to be able to use the money to open the business. Mr. Eley in lieu of a survey, would like to use the plan that the previous owner submitted for parking when he was going to put in a gas station since the parking spots would be the same. Mr. Ronzio asks if they are still going to put a container on the property. Mr. Eley states he no longer will be putting in a container and he is in talks to put in 4 electric charging stations. Mr. Ronzio explains that Mr. Eley will need to come back to the board for a special permit with a registered survey to install the charging stations. Mr. Ronzio asks when he is putting the charging stations in, Mr. Eley responds summer of 2024 or 2025. The board takes the request from Mr. Eley



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to extend the time for the survey under advisement. The board decides to do written decisions for the vote. Written decisions by board members are on file. Decisions are as follows:

Ann Krawet – aye -decision requires a registered survey to be submitted on or before 2 years

Alvin Blake – aye - decision requires a registered survey to be submitted on or before 2 years

James Levy – aye - decision requires a registered survey to be submitted on or before 2 years

Robert Ronzio – aye -decision requires a registered survey to be submitted on or before 2 years

Absent - Howard Levy and Gale LaBelle.

Extension of up to two years for the survey is passed by the board unanimously. The Board also informs Mr. Eley should he not present the board with the registered survey the special permit will be vacated.

Mr. Eley thanks the board for their decision and their co-operation.

Board discusses rules and regulations on short term rentals. James Levy submits a list of notes on short term rentals which includes: definition of owner-operator, registering the properties with the town, inspections of said properties on a regular basis, who will enforce the regulations, should there be a separate code enforcer for the short-term rentals and how many bedrooms and the size of the septic system need to be on file with the town. Mr. Levy tells the board that the town needs a procedure for reports of violations to get to the enforcement officer in a timely manner. All to be discussed further at upcoming meetings.

Alvin Blake asks if there is any update on the lots in Becket Woods from Town Counsel Joel Bard. Mr. Ronzio says he spoke to Joel and Mr. Bard is handing it off to one of the other attorneys in his office. No further updates at this time. Mr. Blake also brings up the fact besides bylaws for the short-term rentals the board still needs to finish the rules and regulations.

Budget: Nothing new to report in the budget



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Public Input: No public input

Correspondence: Went over letter from Lee Planning Board in regards to 36 Rose Ave. special permit.

Other Business to come before the board: Mr. Ronzio lets the board know he has been in contact with the owner of a property on Little John Dr. that has a house on it that was never finished. The owner would like to put a separate building on the property with a bedroom and bathroom in it. He knows he needs a well and a septic but Mr. Ronzio has concerns about the proposal. It is decided to discuss further at another time.

Adjournment: James Levy makes the motion to adjourn the meeting, Ann Krawet seconds the motion. Chairman Ronzio adjourns the meeting at 7:55pm

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner,