



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

September 13, 2023 Minutes

Board members in attendance: Robert Ronzio, Alvin Blake, Ann Krawet and Howard Lerner on Zoom

Absent: James Levy and Gale LaBelle

Administrative Assistant: Susan Crossley

Public in attendance: Mark Dimattia

Public in attendance on Zoom: John Dicke, Christopher Ratte, Robin Mathiesen and Matt Puntin

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

New Business: Informal discussion with Mark Dimattia 127 King Richard Dr. map/lot: 217/215 in regards to following the set-backs in the original deed restrictions of the subdivision so he may build an addition and garage since the current set-backs construe a hardship for Mr. Dimattia. Mr. Dimattia wants to clarify whether this falls under the Zoning Board or the Planning Board. Mr. Dimattia presents the board with a document from former Town Counsel Sally Bell in regards to the original set-backs and Mr. Ronzio informs the board that this opinion is applicable to certain lots in Sherwood Forest but not all. After reading the legal decision and going over the precedent that has already been set, all board members present unanimously agree since there is a precedent already set for following the original set-backs and legal opinion is in agreement with this, Mr. Dimattia will come before the Planning Board when he is ready to build, so long as he does not encroach on any of the original set-backs. Mr. Ronzio brings up the fact before a special permit is issued the deck will need to be finished with railings, and conditions of a special permit can include the drainage, it will need to be addressed as so it is not on the neighboring property, and the well casing will need to be above ground since it is a Board of Health issue.

Informal discussion with Mr. John Dicke 266 Tyne Rd. map/lot: 203/53&54. Adding 200 feet from one property to the other so he can put in a leach field both properties are non-conforming. Mr. Dicke tells the board he would like to add lot 53 to lot 54 to make one property. Mr. Ronzio explains to Mr. Dicke that he would need to file a Form A and either have the properties surveyed or go through his lawyer and have the lawyer write a new deed to make that change. Mr. Dicke asks the board about taking part of lot 53 and adding it to lot 54. Mr. Ronzio explains you can't make a lot more non-conforming which is what will happen to lot 53. Mr. Dicke would need to combine both lots 53 and 54 together to make one parcel. This would not affect his parcels 52 and 63 but he might want to have all of them surveyed. The board suggests since it is difficult to discuss over Zoom Mr. Dicke should call the office and set up a



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

September 13, 2023 Minutes

meeting to talk to the board when he is in town. The board questions Mr. Dicke on how the parcels were split Mr. Dicke states when his father died, he split the property up. White Engineering did a survey Mr. Ronzio asks if he has a copy of the survey, Mr. Dicke says yes, he still has it. Mr. Ronzio asks him to bring in the survey with him when he comes in so the board can see the lines and give him a better answer on what to do.

Informal discussion with Mr. Christopher Ratte 706 Main St. map/lot: 212/24,23,23.1 in regards to turning the garage into a business location. Mr. Ratte is looking in a few years to possibly put in a café and bookstore. Mr. Ronzio suggests he combine the properties into one making it a conforming lot. Mr. Ronzio explains if he wants to turn it into a business it will depend on whether there is plumbing to the building, Mr. Ratte says there is not. If using for a business he will need a septic and well. Mr. Ronzio tells Mr. Ratte to go into the table of use regulations of the by-laws on-line and see who is he going to need to go before. Mr. Ratte just wants to make sure it is a possible to do. The board lets him know it is. Mr. Ronzio also lets Mr. Ratte know about needing the driveway to conform also. If he is going to be serving food and beverages he will also need to go before the Board of Health and the water supply would probably need to be deemed a public water supply. Mr. Ronzio explains Mr. Ratte would need to go through the Board of Health for this. Mr. Ronzio explains he might need a separate septic system depending on the capacity of the new system just put in. Mr. Ratte thanks the board for the information.

Mr. Ronzio spoke to the board about 377 Loose Tooth Rd. Mr. Ronzio has been in touch with Marc DiGrigoli the contractor for Mr. Pincus. The Building Inspector, Mr. Paul Greene, referred him to the Planning Board for a special permit since they want to rebuild the garage and put an apartment above. Mr. Ronzio would like the board's opinion on how to go about doing this. The reason the Building Inspector referred this to the board was because the regulations do not allow for a second dwelling on a conforming lot unless it is a rear lot under §7.3 of the Zoning By-Laws. Mr. Ronzio lets the board know that in order to create a rear lot, they would need to do another Form A. The homeowner would need to come before the board with a Form A and a special permit request to make it a rear lot. The representative for the homeowner wants to make sure if this is what they decide to do that the board would have no objections to it. Mr. Ronzio and the board went through each of the requirements that need to be met and have decided they have no objections to them going this way should this be the route they decide to go. The representatives are putting together a package for the homeowner so he can make a decision.



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

September 13, 2023 Minutes

Board to review and approve minutes of August 9, 2023: Mr. Blake makes the motion to move the approval until the end of the meeting, Ann Krawet seconds the motion. At the end of the meeting, Mr. Blake makes the motion to approve the minutes as written, Ann Krawet seconds the motion. Mr. Ronzio calls for a vote:

Alvin Blake – aye

Ann Krawet – aye

Robert Ronzio – aye

Howard Lerner abstains since he was not present at August 9th meeting.

Motion is passed with one abstention to accept the minutes as written

Budget: Nothing to go over.

Public Input: No public input

Correspondence: The board goes over the email from Berkshire Regional Planning Commission in regards to the annual meeting and reception on October 5, 2023. Mr. Blake would like to attend, Ms. Krawet will let the Administrative Assistant know since the deadline is this Friday September 15th. Mr. Blake makes the motion to approve representatives to attend, Ms. Krawet seconds the motion and Mr. Ronzio calls for a vote:

Alvin Blake – aye

Ann Krawet – aye

Howard Lerner – aye

Robert Ronzio – aye

Motion passes unanimously to attend the BRPC annual meeting on October 5th

Other Business to come before the board: The board members present agree that with all the informal discussions lately to save time before they come before the board, Mr. Ronzio will speak to them directly first. The Administrative Assistant has been directed to give them Mr. Ronzio's phone number.

Mr. Ronzio brings up short-term rental regulations saying how some towns are already changing their regulations and that over the course of the winter, we should be able to get something put together. Mr. Ronzio talked to the Town Clerk about getting a list of rentals in Sherwood Forest. The concern from Sherwood Forest is that there are some who are not on the list provided by the State since they



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

September 13, 2023 Minutes

are not registered with Airbnb or Vrbo or any other entities and are renting their properties out as short-term rentals.

Mr. Blake inquiries if there has been any direction from Town Counsel on the lots in Becket Woods with not enough frontage. Mr. Ronzio replies he has been doing some research on his own but there has been no reply from Town Counsel yet.

Mr. Blake wanted to remind everyone Senator Paul Mark would be speaking at the Becket Arts Center on Sunday September 17th at 4PM.

Adjournment: Mr. Blake makes the motion to adjourn the meeting and Ms. Krawet seconds the motion. Meeting is adjourned at 8:00PM

Respectfully submitted:

Susan Crossley, Administrative Assistant

Robert Ronzio, Chair

James Levy, Vice Chair

Ann Krawet, Clerk

Alvin Blake, Clerk Pro Tem

Howard Lerner,