



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

January 10, 2024 Minutes

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

Administrative Assistant: Susan Crossley

Public in attendance: Henry Scarpo, Daniel Otte representing Amber Construction

Public in attendance on Zoom: Amy Hayes and Gary Levene/House of Dragon LLC.

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

Review and approve the minutes of the following meeting: December 13, 2023

Ms. Krawet makes the motion to approve the minutes as written Mr. Blake seconds. Chairman Ronzio calls for a roll call vote.

Alvin Blake – aye

Ann Krawet – aye

Diana Mott – aye

Robert Ronzio – aye

Motion passes unanimously to approve the minutes as written.

New Business: Informal discussion with Daniel Otte, the representative for Amber Construction in regards to a special permit for 152 Greenwater Dr. for House of Dragon LLC. Map/Lot 202/33. Mr. Otte questions the board if the work being done actually requires a special permit and brings along copies of the site plan and correspondence in regards to this matter. The homeowners are adding a dormer, extending an existing sun porch and adding a screen porch. All work to be done complies with the set-back requirements and will not make the lot any less non-conforming. Before the Building Inspector, Mr. Paul Greene, approves the permit he wanted the Planning Board's input in case it does need a special permit. The board and Mr. Otte go over the by-laws in question section by section. Mr. Otte clarifies some questions the board has on the site plan. Chairman Ronzio calls for a roll call vote on whether a special permit is needed or should it be turned back over to the Building Inspector.

Mr. Alvin Blake – based on the explanations provided no special permit is needed.

Ann Krawet – agrees not needed

Diana Mott – also agrees not needed

Robert Ronzio – also in agreement

The board unanimously decides to send it back to the Building Inspector and that no special permit is required for the work currently being done. Ms. Krawet thanks Mr. Otte for being so well prepared in coming before the board. Mr. Otte thanks the board for their time and decision. The board also



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informs Mr. Otte that if and when the garage work (plans previously brought to the town) should be done, he will need to come before the board again along with the Board of Health and the Zoning Board of Appeals. Mr. Otte agrees.

Budget: Mr. Ronzio lets the board members know that the budget will be level funded for the next fiscal year.

Old Business: Mr. Blake suggests to the board that the liaisons to the Community Preservation Committee (Ms. Krawet) and the Berkshire Regional Planning Commission (Ms. Mott) update the board as to what they learn when attending those meetings. Mr. Ronzio asks Ms. Crossley to add the item to the monthly Agenda. Since there is time permitting the board works on the STR by-laws. The board makes more changes that will be incorporated, Ms. Crossley will update the document and email the changes to the board members.

The board agrees to meet on January 22, 2024 at 5:30 PM to work on the changes to the document.

Adjournment: Mr. Blake makes a motion to adjourn the meeting. Diana Mott seconds. All vote aye in favor of adjourning the meeting. Mr. Ronzio adjourns the meeting at 8:10PM.

Respectfully submitted:

Susan Crossley, Administrative Assistant

Robert Ronzio, Chair

Ann Krawet, Clerk

Howard Lerner

Alvin Blake, Vice Chair

Diana Mott, Clerk Pro-Tem

Gale LaBelle