

TOWN OF BECKET

Zoning Board of Appeals Meeting Minutes

Date and Time: 7 p.m., Tuesday, January 3, 2017

Location: Town Hall, 557 Main Street, Becket, MA 01223

Attendees:

Zoning Board of Appeals: Karen Karlberg - Chairperson, Jeffrey Wilkinson, George Roberts, Joy Lennartz, Victoria Bleier, and Alvin Blake – Associate Member

Others: Lorraine and Dave Corriveau

Call to order

The meeting began at 7 p.m.

1. Review and Acceptance of previous Meeting Minutes

No meeting minutes were presented for approval.

2. Board to discuss and appoint interim recording member

Karen will talk to the Town Administrator to request administrative support for the ZBA until the town fills the Clerk of Committees vacancy.

3. Lorraine and Dave Corriveau, 29 Lancelot lane, request to review previously approved special permit

Karen reported on her meeting with the Building Inspector regarding Lorraine and Dave Corriveau's request for the ZBA to review the special permit that the ZBA granted and filed in the Town's Clerk's office on 5/19/2015 for property located at 29 Lancelot Lane.

- To date, the Corriveaus have not filed the approved special permit with the Registry of Deeds. Karen advised that a property owner must file its own approved special permit with the Registry of Deeds before the Building Inspector may issue a Building Permit for the work proposed in the special permit.
- The Corriveaus had specified that they are considering modifying the proposed plans of the Special Permit Application with similar plans containing a smaller footprint. The ZBA advised that once a special permit application is granted, the ZBA does not have a mechanism to change the proposal even if the plans of the new proposal yield a smaller footprint.
- They were advised to either build something that could be permitted by right, or file a new application with the ZBA for the proposed new project.

Discussion ensued regarding non-conforming lots (29 Lancelot Lane falls into that category) and Town of Becket's Zoning Bylaws 3.4.4. The ZBA recommended that the Corriveaus discuss their new proposal and plans with the Building Inspector who would determine if a special permit is required. The ZBA explained that the proposal in the previously approved special permit may not be altered or used for a different project.

Mr. and Mrs. Corriveau indicated that they are not certain if they are able to find the original special permit documents the Town Clerk had provided to them. The Town Clerk will research if the Registry of Deeds will accept a certified copy in lieu of the original.

The ZBA advised that a special permit expires two years after it is filed in the Town Clerk's Office and this means that construction must commence within that time frame. The Board noted that the Corriveau's special permit will expire if work on the approved project does not begin by 5/19/2017.

4. Public Participation

None

5. Old Business

None

6. New Business

None

7. Budget

Karen discussed the Town Administrator's correspondence requesting that the ZBA submit its FY18 budget. The ZBA agreed with Karen's suggestion to level fund the ZBA's FY18 budget.

8. Correspondence:

- Town Secretary's request that 2016 Annual Town Reports be submitted by 1/31/2017.
- Dept. of Housing and Community Development Newsletter Survey and Bi-annual Update on Subsidized Housing Inventory. It was noted that in accordance with the Town's most recent census, the town has 838 year round housing units.
- Becket YMCA Chimney Corners submitted a special permit application for a site plan review to construct a Dining Hall Building in the Spring of 2017. Tomorrow, the ZBA will forward this application to the Town Clerk.

9. Schedule Next Meeting for February 7, 2017

The next ZBA meeting will occur on 2/7/2017.

Board to adjourn the meeting

George moved to adjourn, seconded by Karen. Motion carried unanimously. Karen adjourned the meeting at 8:02 p.m.

Respectfully submitted,
Beverly Gilbert, Town Secretary
(Via audio-recording)

Karen Karlberg _____
Victoria Bleier _____
Jeffrey Wilkinson _____
Al Blake _____
George Roberts _____
Joy Lennartz _____

