

**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

Members Present: Karen Karlberg, Victoria Bleier, Jeff Wilkinson, Joy Lennartz and Alvin Blake

Members Absent: George Roberts

Administrative Assistant: Jessica Perotti- recording the meeting minutes

Public Present: Brent White and Cecile Roosa

Call to Order

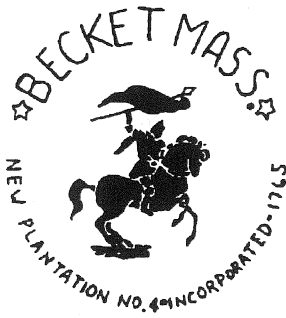
Karen Karlberg opens the meeting at 7:14 PM. Ms. Karlberg announces that Ms. Perotti is making a recording of tonight's meeting and asks if anyone else is making a recording; no one else was recording the meeting. Ms. Karlberg asks those in the audience to sign in and to take an agenda if they would like one. Ms. Karlberg introduces Ms. Perotti and announces that this meeting is being held in accordance with Massachusetts General Law Chapter 40A and the Town of Becket By-laws. The ZBA must vote on an application within 100 days from the closing of the public hearing. The ZBA has 14 days to file a written decision of the outcome of said vote with the Becket Town Clerk. Any applicant that comes before the ZBA for a ruling has the right to appeal the ZBA's decision, in writing, to the Becket Town Clerk within 20 days of the decision.* Ms. Karlberg introduces herself as the Chairman of the Board and asks the other Board Members to introduce themselves. Ms. Karlberg adds that it is the responsibility of this Board to approve or deny an application based on information provided by the property owner or their agent during the Public Hearing. It is not this Board's responsibility to do the work of the applicant or their agents. We reserve the right to have a complete application presented to us before proceeding with a vote.

Approval of the Minutes from March 7, 2017

The Board feels there are too many corrections that need to be made to be able to approve the minutes of March 7, 2017. Ms. Perotti informs the Board that because she did not take these minutes, she did not want to edit them. The Board is agreeable with her decision and decide to table the approval of the March 7, 2017 minutes.

Approval of Minutes from May 2, 2017

The Board Members review the Minutes from May 2, 2017. The Board Members discuss the Meeting Minutes. Mr. Wilkinson makes a **motion** to approve the Meeting Minutes from May 2, 2017. Mr. Blake **seconds the motion**. No discussion. Ms. Karlberg calls for a vote. All in favor. **Minutes for the Meeting on May 2, 2017 are approved.**



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

Board Reorganization

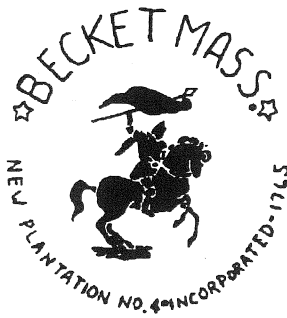
Ms. Karlberg goes over the various positions of the Board: the Chairman, Vice Chairman and Clerk. Ms. Karlberg makes a **motion to nominate** Victoria Bleier to serve as Chairman for the 2017-2018 fiscal year. Mr. Wilkinson **seconds the motion**. Ms. Bleier accepts the nomination. Ms. Karlberg adds that she will act as Chairman for this meeting and relinquish her position at the close of the meeting. Ms. Bleier is in agreement. No further discussion. Ms. Karlberg calls for a vote. All in favor. **Victoria Bleier will serve as Chairman** at the close of tonight's meeting. Mr. Blake makes a **motion** to nominate Karen Karlberg to serve as Vice Chairman. Mr. Wilkinson **seconds the motion**. Ms. Karlberg accepts the nomination. No discussion. The nomination is called to a vote. All in favor. **Ms. Karlberg will serve as Vice Chairman** at the close of tonight's meeting. Ms. Karlberg makes a **motion** to nominate George Roberts to serve as Clerk. Mr. Wilkinson **seconds the motion**. Mr. Roberts was not there to accept the nomination. No discussion. All in favor. **George Roberts will continue to serve as Clerk**.

Board to Set Meeting Dates

Ms. Karlberg informs the Board that the Conservation Commission has changed their meeting night and asks the Board if they would like to change the ZBA meeting night to the second Tuesday of the month. After a brief discussion, the Board decides to keep the ZBA meetings as they are now. Ms. Karlberg goes over the meeting dates for the next fiscal year. Dates are as follows: September 12, 2017, October 3, 2017, November 7, 2017, December 5, 2017, January 2, 2018, February 6, 2018, March 6, 2018, April 3, 2018, May 1, 2018, June 5, 2017 and July 3, 2017. Ms. Perotti brings up the notice from Mark Burgwardt requesting if the ZBA would like to list their meeting dates in the Becket-Washington Community Calendar. Ms. Karlberg gives dates for the rest of the 2018 calendar: August 7, 2018, September 4, 2018, October 2, 2018, November 13, 2018 and December 4, 2018.

Public Hearing: Dimensional Special Permit for Maurice G. Henry of 3805 Jacob's Ladder Road

Ms. Karlberg first wants to make it clear that there was an error in the Public Notice for the Hearing. Ms. Karlberg reads the Notice of Public Hearing into the record and notes that it does reference Section 3.1.1 of the Becket By-laws but it should read Section 3.4.5. Ms. Karlberg reads a notice from Nina Weiler, Assistant Tax Collector, who reports that all taxes on this property are current. Ms. Karlberg asks if all abutters have been notified. Ms. Perotti confirms that all certified mailing cards have been returned. Ms. Karlberg asks for confirmation that the application fee has been paid. Ms. Perotti confirms that the Town Clerk received payment when the application was received. Ms. Karlberg asks Brent White to make his presentation on



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

the application to the Board. Brent White introduces himself and begins his presentation. Mr. White reminds the Board that he was here in May for an informal discussion to discuss the demolition and reconstruction of the house at 3805 Jacob's Ladder Road also known as Route 20. Mr. White references an existing conditions plan pointing out Jacob's Ladder Road/Route 20, the limit of the State right of way which is also the front property line, the existing structure with an area coverage of 478 square feet with a number of stairs leading down to Greenwater Pond and the limits of Greenwater Pond. Mr. White says the proposal calls for the demolition and reconstruction of the existing home. Mr. White feels it is important to note that currently, the property is not serviced by any sanitary facilities. The water supply is Greenwater Pond and a cesspool currently takes care of any sanitary waste. Mr. White then shows photos of the home indicating that the home is in disrepair, poor condition and is beyond salvaging. In light of the sanitary facilities condition on the property, it is going to take a significant investment to rehabilitate the property. The updated plan of the project includes suggestions they received from the Board during the informal discussion. Currently, the home has a footprint of 478 square feet and the proposed footprint when the home is reconstructed will be 570 square feet. They have expanded the footprint in the northwest and the southeast corners. The expansions basically include kitchen space and bathroom space. They only expanded out on the sides: the house won't be any closer to Greenwater Pond or Jacob's Ladder Road/Route 20. This expansion was needed to justify the investment. There is also a deck proposed to be at the southeast side of the house that will be approximately 203-204 square feet. The proposal calls for some tree removal that is necessary to complete the project. Mr. White then notes that the 2 trees that are proposed to be taken down are within the **MA DOT (Massachusetts Department of Transportation)** right of way. White Engineering contacted the officials at MA DOT and found out that the 2 trees that need to be removed are part of a long term right of way maintenance program. Mr. White is not sure if they would be in the position to have MA DOT come in to cut the trees down before the construction begins. Mr. White also lets the Board know that if they receive approval for the project tonight, contracts will be signed as soon as possible for construction documents as they have a very motivated applicant. Mr. White moves on to a critical part of the project that has changed since the initial proposal in May. At the beginning of the proposal, they planned on having a paved parking place on the southwest side of the existing guardrail as there is no parking currently; they now park on the lawn. There is a patch of pavement, about 1 foot long, in front of the house but no true driveway. They worked with MA DOT to propose a paved apron that would lead to the parking space however, it was made clear that the actual physical parking space itself must be outside of the right of way. They pursued trying to seek an easement or some kind of

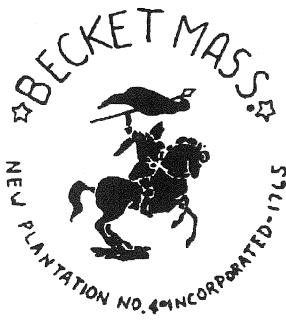


**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

mechanism where they could either purchase or obtain permission from MA DOT but after reviewing all of their options, they decided to create a 10'X20' concrete slab parking space on the property that will be supported by helical posts. Mr. White moves on and lets the Board know they will have a signed Order of Conditions from the Conservation Commission by tomorrow. When they can produce that to MA DOT, they will receive from them a Highway Work Permit allowing White Construction to do everything they need to on the site during the construction period as well as the proposed driveway at the close of construction. This work approval includes tree removal, construction staging and a dumpster to be used for demolition and construction waste. After the trees have been removed and the house has been taken down, there is a staging plan, approved by the Conservation Commission, showing how the well will be drilled on site. Mr. White then lets the Board know that with a drilled well on the property, it will now have a permanent water supply. The well will need to be drilled first to show there is potable water. They are planning on using a tight tank for the septic system. All the water waste from the home will be contained in the tight tank. The tight tank will be installed with alarms, as required by Title V, and will be pumped out regularly. This will remove a significant potential contaminate source in Greenwater Pond. Mr. White shows that the finished house will be raised to be above the current flood plain. Mr. White moves on to items that were submitted for the project after the original application. Mr. White presents a floor plan of the house. He also shows photos to illustrate the views from the abutting neighbors noting their views would not be obstructed after the reconstruction of the house. Mr. White informs the Board he used tools from Google Earth to show views from the street. Mr. White moves on to a cover letter that addresses Section 9.3.2 of the Becket Zoning By-laws: **Criteria needed for Special Permits**. He goes on to note the six (6) items to be considered for approval.

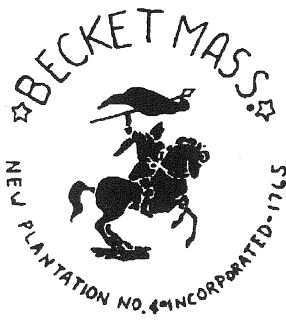
1) Social, economic, or community needs which are served by the proposal: They feel the project will serve these needs by removing a dilapidated structure along one of the main gateways to the Town of Becket and replacing it with a brand new home that shows a willingness of property owners in the Town to invest in their properties. **2) Traffic flow and safety, including parking and loading:** They feel by working with the Massachusetts Department of Transportation and the Becket Conservation Commission, they've developed a plan where a vehicle may safely enter and exit the Route 20 right of way with a durable driving surface and also providing a permanent parking space for vehicles that currently must park within the right of way. Removal of the trees indicated and construction of the parking space provides an area where a vehicle may be parked completely on the subject parcel- out of the right of way. **3) Adequacy of utilities and other public services:** They feel the project proposed will allow the property to come into compliance with Title V. By removing the existing trees



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

within the right of way and demolishing the existing home, they'll be able to allow a well truck to stage on the property to drill a potable well. Through relief granted by the Becket Board of Health, they will be able to install a tight tank to handle all sanitary waste generated from the home. The property currently has an electrical service and that will be replaced and upgraded to accommodate the new home. **4) Neighborhood character and social structures:** they feel the proposed construction is consistent with other homes constructed along Jacob's Ladder Road as well as along Greenwater Pond with many homes showing improvements. Removal of a dilapidated structure will help maintain and improve the character of the neighborhood. **5) Impacts on the natural environment:** they feel the project proposes a number of improvements to the natural environment. The first is the proposed project will bring the property into compliance with Title V by eliminating a cesspool in close proximity to Greenwater Pond and eliminating potential groundwater or lake pollution from the current sanitary system. Secondly, the project, as proposed, reduces the overall fill in the floodplain associated with Greenwater Pond. Should a 100 year flood occur, the way the FEMA maps indicate, the subject parcel will be able to take on more flood waters than it would currently which benefits all homeowners along Greenwater Pond. Finally, the proposed project, through the Order of Conditions issued by the Becket Conservation Commission, calls for planting more trees in closer proximity to Greenwater Pond which is an improvement from existing conditions providing additional shade and slope stabilization. **6) Potential fiscal impact, including impact on Town services, tax base, and employment:** Mr. White says the FY 2017 assessed value of the subject property is \$28,100 which is down \$5,900 from the FY 2016 valuation of \$34,000 per the Becket assessment values available on the Town website. The project seems to increase the property values many times over the current valuations considering the increase in the size of the home as well as accounting for the fact that it is a new construction, provides a legal parking space on the property as well as providing additional outdoor entertainment space with the proposed deck. The applicant has retained a local design team and general contractor to implement this project. Upon a vote to approve the project, construction drawings will begin immediately to aid in final bidding and creating numerous construction jobs over the next few months and bringing those work crews to the Town of Becket. Mr. White closes his presentation and thanks the Board for their time. The Board confirms parts of Mr. White's presentation. Ms. Lennartz confirms that the trees within the right of way are in the in the MA DOT maintenance plan for tree removal. Mr. White lets the Board know that they could be in line to be removed for side of road maintenance but are not at this time. He stresses that the tree removal is necessary in order for the project to be completed. Mr. White gives examples of future road upgrades, including adding a bike lane that would require the



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

trees to be removed. Mr. White makes it clear to the Board that MA DOT has the control of the removal of those trees. Ms. Karlberg opens the Hearing to public discussion at 7:55 PM. Ms. Karlberg recognizes Cecile Roosa of 3828 Jacob's Ladder Road. Ms. Roosa stands and advises the Board that she is in favor of the project as it's been an eyesore for years. She's not sure why it's still standing and has often wondered about the septic system. She states she will have no problem with the view following the reconstruction because the house sits to the side of her view. She goes on to let the Board know that her daughter, who lives next to her, is also in favor of the demolition and reconstruction of the house. Ms. Karlberg asks about the actual elevation of the house following construction, looking for measurements. Mr. White indicates that the finished floor of the house will be about the same elevation as Route 20 and points out that on the application, it states the roof height is 27 feet above the road surface. Mr. White points out that according to the Becket Zoning By-laws, they are allowed a 40 foot height on the house. Ms. Karlberg asks about the number of bedrooms proposed for the house. Mr. White tells the Board they added a bedroom to the house for a total of 2 bedrooms. Ms. Karlberg moves on to the parking issue. She asks about the parking for visitors to the property. Mr. White points out they only needed to show they could provide a single parking space that is completely on their property. Mr. White continues and says that if you drive along Jacob's Ladder Road, some houses are actually in the right of way. MA DOT can't stop someone from parking on the lawn but they can forbid someone from building a paved parking space within their right of way and accept no liability of someone parked within their right of way. Ms. Karlberg wants to know about the local contractors that will be used for the project. Mr. White explains that they have not gotten into the trades at this point. Ms. Perotti, as Administrative Assistant to the Board of Health, informs Mr. White that there is a 6 month deed restriction associated with tight tanks. Ms. Bleier asks the size of the tight tank. Mr. White lets the Board know the tight tank will have a 2500 gallon tank. Mr. White goes on to explain there are alarms in place on the tank to let the home owner know when the tank is 65 or 75% full and another when it is at 85% capacity. If it were to reach the 85% capacity, there is an automatic shut off to the well that won't allow any more water to be added to the tank until it is pumped. This will shut off, for example, a leaky toilet and prevent the tank from filling and backing up into the house. Ms. Bleier goes on to ask about pumping companies in the area. Mr. White lets the Board know there are many septic pumping companies in the area naming a few that he knew himself. Ms. Bleier then wants to know what the approximate costs are for pumping a septic tank. Mr. White explains to the Board that the price will vary with certain conditions but he advises homeowners to budget \$500 for the pumping. Ms. Karlberg wants to know why they couldn't stay within the existing footprint of the house. Mr. White reminds the Board that back



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

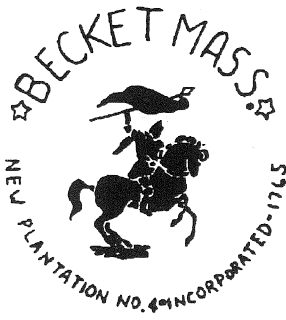
in May, during the informal discussion, they discussed needing stairs for the second floor and expanding the overall living space it was made clear they needed to stay within the parallel of the footprint but could expand out otherwise. Mr. White points out that they have stayed within that limitation. Mr. White goes on to say that including all the factors, the reconstruction just wouldn't work without making the footprint a little larger. If they didn't, the living space would be too tight. Ms. Karlberg talks about another house in Town that was reconstructed as a 2 story home and the property values on the neighboring houses have gone down. Mr. White points out that the closest abutter to the project is here and is in favor of it. Ms. Roosa states that she feels that the reconstruction will raise the value of her house. Mr. White says there are other 2 story homes along Greenwater Pond. Mr. Wilkinson wants to know about the setbacks; on the sidelines it says the setback will be going from 29' to a 14.05' setback. Mr. Wilkinson feels that the 14.05' setback is to the parking area, not the house. Mr. White confirms that that setback distance was in regards to the paved grade parking space. After their discussions with MA DOT, it was realized that there was nowhere on the property that they could do a flat, paved surface for parking. That is when they came up with the idea of creating one with a concrete slab on helical piers. Mr. Wilkinson questions if the parking space would be considered a structure and asks what the distance is from the sideline to the house. Mr. White instructs to add 20 feet to the setback given. Mr. Wilkinson asks about the setbacks off the other sides of the house. Mr. White confirms the setback amounts. Mr. Wilkinson asks about the outside stairs noticing there is a 3 foot elevation difference from the grade level to the first floor level. Mr. White points out the stairs he is looking at are stairs for the deck. Ms. Karlberg wants to know if they have a total amount of footage that they are asking for in the variance of the application for the permit. Mr. Wilkinson interrupts and says that to him it appears the only additional encroachments they seek are for the deck and the stairs in the front. Mr. White confirms Mr. Wilkinson's statement. Ms. Karlberg wants to hear from Mr. White what the relief is that's needed. After the confusion is cleared, it is revealed they are seeking less than 2 feet of relief on the required setback. Mr. Wilkinson continues and explains to Mr. White that one of the issues they are looking at is the continuity of the neighborhood. Mr. Wilkinson, along with the rest of the Board, feels that the look of the house is a very different style than everything else in the neighborhood. Mr. Wilkinson points out that the roof on the design looks to have a lot of gables in the front and asks if other styles were considered that would be more in keeping with the look of the neighborhood. Mr. White lets the Board know that siding and trim materials have not yet been determined. The illustration was more for the actual architectural floorplan of the house to show you could get from outside to inside and from the first floor to the second floor. Mr. White informs the Board know they are open



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

to suggestions regarding the exterior of the home. Mr. Wilkinson agrees that the floorplan could be kept having the exterior look different. Ms. Karlberg is concerned that the drawing is not titled to be for this property. Mr. Karlberg goes back to a letter that was not read into the record. A letter was submitted by the Jacob's Ladder Trail Scenic By-way; Ms. Karlberg reads it into the record. In the letter, they request that healthy trees not be taken down for a matter of convenience in order to preserve the area. Mr. White rebuts that it would not be possible to keep the trees. Mr. White reminds the Board that MA DOT could come in at any time and take the trees down for the purpose of a bike lane or guardrail replacement. Mr. Blake wants clarification on the setback amounts pointing out there are 2 different documents that list different setback amounts. After looking over the different documents, Mr. White asks the Board to accept the dimensions shown on the site plan and says it is simply a typographical error when the amounts were transferred incorrectly to the application and corrects the dimensional table as follows: Minimum Front Setback for the proposed house was 0.034' and was corrected to 0.00'; Minimum Side Setback to the existing house was 31.75' and corrected to 29.95'; Minimum Side Setback to the proposed house was 19.31' and was corrected to 14.05'; Minimum Rear Setback to the existing house was 5.48' and was corrected to 6.81'; Minimum Side Setback to proposed house was 5.48' and was corrected to 6.81'. Mr. White initials and dates the corrections to the application. Mr. Wilkinson wants to know the construction plan for the parking space to determine if it should be considered a structure. Mr. White explains the parking space will be on helical piers and the actual slab will be poured concrete. Mr. White included it in the plan as they felt they would need a building permit to construct it. Ms. Bleier wants to know if there are any sides to the parking space. Mr. White says there will be railings along the sides for safety. Ms. Karlberg asks about the drainage of the parking space. Mr. White says water drainage comes back towards the lawn and then will make its way down into Greenwater Pond. Ms. Bleier wants to know how high the railings will be on the parking space. Mr. White says it will conform to the MA building codes but will be either 36" or 38" pointing out he didn't know what they were exactly. Ms. Karlberg reads a letter from the Becket Selectmen regarding the project. In the letter, the Selectmen state they discussed the project at their July meeting and wish to convey they have no comments or concerns. The Board asks about the distances to the nearby houses. The closest is the house across the street and off to the side a bit approximately 150 yards away. To the southeast, the next house is a few hundred feet away and in the opposite direction also a few hundred feet away. The Board looks over the paperwork of the application to be sure all corrections were made and date initialed. Ms. Karlberg closes the public hearing portion at 8:46 PM and the Board begins their discussions on the application. Ms. Karlberg notes her concerns on changing



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

the look of the neighborhood. Mr. Wilkinson adds that he's not as concerned with the other changes but more with the change of the neighborhood. Ms. Bleier adds that she saw a house down the street that was more modern looking- noting that the modern look is in the minority of that neighborhood. Mr. Wilkinson adds that if they use some sort of stucco material and feels that kind of look would really not fit in to the neighborhood. The Board discusses the style of the house presented and setting conditions on the types of materials to be used for construction as well as the overall style of the home. Ms. Karlberg is concerned with the type of roofing that will be on it. She doesn't want any type of metal roofing fearing sun or headlight reflection could be a hazard for drivers. The Board didn't share her concern feeling the roof would be high enough from the road to not be a hazard. The Board talks about different types of building materials and home styles. Mr. Wilkinson feels the Board is in agreement on wanting the house to look more traditional and keeping with the look of the neighborhood but wants to be more specific on the details. Ms. Karlberg wants to know how the Board feels about the amount of the setbacks proposed. The Board is ok with the setbacks. The Board discusses whether they should continue the matter. Ms. Karlberg feels they shouldn't be rushed on the decision saying she wants to see a better plan. Ms. Karlberg talks about some of the items she'd like to see including no metal roof and natural siding. Mr. Blake points out that those types of details aren't found on the plans that would be presented. Mr. White asks the Board to place those things as conditions of the approval. Ms. Karlberg doesn't feel that the Board should make a decision on this now because it's not clear how the house would look once complete. Mr. Blake disagrees and feels conditions could be placed on it now. Mr. White notes that he can't submit anything else now that the Public Hearing has been closed and that's why he suggests putting conditions on the approval. When that paperwork is taken to the Building Inspector and he looks at all requirements before the building permit is issued. Mr. White gives the example that if they submitted a plan with stucco and the conditions don't allow for that then the building permit would not be issued. Mr. White suggests the Board identify materials that are not acceptable. Mr. Wilkinson doesn't have a problem with the metal roof but does not like the style of it: too many peaks. Ms. Karlberg looks to the Board for suggestions. Mr. Wilkinson asks Mr. White if he feels his client would be comfortable with a general list of conditions. Mr. White says they were hired almost a year ago and feels his client would like to request an approval tonight with a list of conditions allowing them to proceed with the construction. Mr. White asks for a little bit of flexibility realizing not everything could be listed but with the understanding of what the Board is looking for, he feels they could come up with something acceptable. Ms. Bleier is concerned about coming up with a list of conditions tonight feeling that something may be left out or missed but she also does not want



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

to continue the Hearing. Mr. White adds that their commitment is on record to incorporate any feedback from the Board into the design/development plans. Mr. Wilkinson suggests that the Board tries to draw up a list of conditions. The Board discusses and decides on a list on conditions as follows:

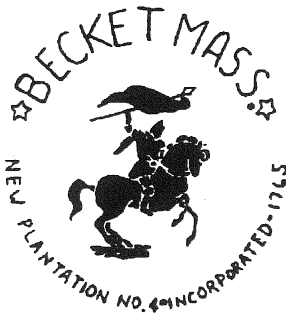
The ZBA requires the applicant to design the structure in the style of a traditional New England lakeside cottage. This is in keeping with the style of surrounding outbuildings and dwellings. This applies to all exterior features including but not limited to:

- doors
- windows
- stairs (wood or wood appearance materials only)
- railings
- siding
- roof

Furthermore, the applicant shall design the roof to minimize the number of transitions and peaks and shall not be constructed with metal ('roofing' added in an amendment to the motion) material.

Mr. Blake makes a **motion** to approve the application for Maurice G. Henry, Jr. of 3805 Jacob's Ladder Road, submitted on June 27, 2017 with a Site Development Plan dated May 31, 2017, including revisions that were made July 28, 2017, identifications made to drawings by Bob Hebb and dated when received, and modifications made to the Table of Dimensional Requirements in the original application tonight, August 1, 2017. Ms. Lennartz **seconds the motion**. Discussion: Ms. Bleier makes an **amendment to the motion** to add 'roofing' in the last part of the conditions: metal roofing material. Mr. Wilkinson makes a **motion** to approve the amendment to the motion. Ms. Lennartz **seconds the motion**. There are no further discussions on the motions. Ms. Karlberg calls for a vote:

Victoria Bleier: approve
Alvin Blake: approve
Jeff Wilkinson: approve
Joy Lennartz: approve
Karen Karlberg: deny



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20**

**ZBA Meeting, August 1, 2017
Minutes**

The **motion passes** to approve the Dimensional Special Permit application for Maurice G. Henry, Jr. of 3805 Jacob's Ladder Road with a vote that was not unanimous.

Mr. White thanks the Board for their time and attention to this matter.

Old Business

None.

New Business

Mr. Wilkinson tells the Board about some training that he and Mr. Blake went to through the Pittsfield Regional Planning Commission. Mr. Wilkinson talks about what they learned about site plan reviews. Mr. Wilkinson explains that these plans are for projects that can be done by right. An application cannot be turned down for site plan reviews; all that can be done is to work with the applicant and try to set conditions. Mr. Blake says that at the training, it was strongly recommended that every committee have written rules and regulations. Mr. Blake reads from the training literature: Every Board should have a good set of rules and regulations duly adopted by the Board that at a minimum governs the Board's operation, administration and procedures. Mr. Wilkinson gave handouts from the training to the rest of the Board Members. Mr. Blake suggests forming rules and regulations for the Board at their next meeting. Ms. Karlberg says they need to find out if those rules and regulations need to be approved by the Select Board.

Any Other Business to Come Before the Board

None.

Review Correspondence

A letter from Mark Burgwardt requesting ZBA Meeting dates for the Becket-Washington Community Calendar was addressed when the Board set meeting dates for FY 18. The Board did not make a motion regarding payment for the ZBA Meetings to be listed in the calendar.

Adjournment

Mr. Blake makes a **motion** to adjourn the meeting. Ms. Lennartz **seconds the motion**. All in favor. Meeting is adjourned at 9:55 PM.



Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 20

ZBA Meeting, August 1, 2017
Minutes

Correction *

Any person aggrieved by a decision of the Zoning Board of Appeals may appeal the decision by bringing an action pursuant to and in accordance with MGL Chapter 40A, Section 17, in the appropriate court within twenty days after the decision has been filed in the Office of the Town Clerk. Notice of the action with a copy of the complaint shall be filed with the Town Clerk so as to be received within twenty days after commencement of the action. See, generally, M.G.L. Chapter 40A, Section 17.

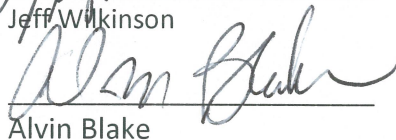
Meeting Minutes Reviewed and Approved on October 3, 2017 by:


Victoria Bleier, Chairman


Karen Karlberg, Vice Chairman


Jeff Wilkinson

Joy Lennartz


Alvin Blake