



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 122**

Meeting Minutes for May 3, 2022

Board Members present: Mary Canty, Jeffrey Wilkinson

Board Members Present via Zoom: Victoria Bleier, Alvin Blake, Christopher Milenkevich

Board Members Absent: Sarah Hoecker, Robin Mathiesen

Administrative Assistant: Tess Lundberg

Public Present: none

Public Present via Zoom: Harrison Kratter, Jonathan Kratter, Chris Metter

1. Call to Order: Victoria Bleier calls the meeting to order at 6:02 PM. Ms. Bleier introduces the Board members present.

2. Board to review and approve the minutes of January 11, 2022. Mr. Milenkevich makes a motion to approve the minutes of January 11, 2022. Mr. Wilkinson seconds the motion. Victoria Bleier votes in favor, Alvin Blake votes in favor, Mary Canty votes in favor, Jeffrey Wilkinson votes in favor, Christopher Milenkevich votes in favor. **Motion passes.**

All approved minutes will be signed by board members at the next in person board meeting.

3. Old Business

a. **0 King Richard Drive 216.285.** Board agrees this application can be removed from the agenda going forward.

4. New Business

a. **226 Sherwood Drive** Chris Metter – Informal Discussion. Ms. Bleier asks if any member of the board has a conflict of interest. Hearing none Ms. Bleier asks Mr. Metter to speak. Mr. Metter states he had previously applied for and received a special permit from the ZBA to build a carport on his non-conforming lot. Mr. Metter states construction prices have inflated greatly from July 2021 to now, with three different contractors submitting estimates of \$20,000. Mr. Metter would like to install a pre-fabricated shed, with half the footprint of the approved carport. Mr. Metter states the cost is anticipated to be half of what the carport would cost. Mr. Metter asks that given the smaller footprint, with the same setbacks, would he be allowed to put up a walled shed instead of an open carport. Mr. Metter states he was told by the Building Inspector that a Building Permit would be issued provided the ZBA approved the changed design.

Mr. Wilkinson asks if the design is a shed or a one car garage. Mr. Metter states they are called sheds, they don't require footings, and it would be used as a one car garage.



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Mr. Wilkinson asks for clarification of the dimensions of the building described as having one half the footprint as the approved carport. Ms. Metter states the front and side setbacks would remain the same, however the length of the structure would be reduced from 22 feet to 12 feet.

Ms. Bleier states her concern is the original special permit, noticed to the public, is a structure with no walls. Ms. Bleier states an abutter could take issue with the change in design.

Mr. Milenkevich asks if the special permit granted could be amended instead of starting over and requiring a new application. Ms. Bleier states we would have to research that.

Ms. Canty reviews the Record of Proceedings from the original granted special permit to see if any abutters expressed concerns.

Mr. Metter states his hope is that the special permit is more for the setbacks specified in the bylaws, not for the structure itself.

Ms. Bleier states the type of structure is factored into the decision of the board.

Mr. Blake states based on his Planning Board experience they have revised applications but this occurred before it was approved. Mr. Blake states he would be in favor of an amended decision open to public opinion.

Ms. Bleier states she would be in favor of saving the costs and time of re-applying for a new special permit, but the board needs to do some research to make sure it is done correctly and will not be an issue later on.

Mr. Milenkevich states he does not see anything in the bylaws about amending a decision, and the board may need to consult Town Counsel.

b. Revised ZBA application form design – the board discusses the draft design for a revised ZBA application, making several suggestions for revisions to the design. Continued.

5. Budget – no discussion

6. Correspondence - none

7. Public Input – Dr. Jonathan Kratter states he is looking at properties to build a geodesic dome tent on a wooden platform. Dr. Kratter would like to know if there are any zoning concerns or restrictions. Harrison Kratter states their original plan was to build a house but contractors are now scheduling into 2024.

Ms. Bleier asks if the Kratters have spoken with the Building Inspector. Dr. Kratter states he has spoken to the Building Inspector twice, and the Building Inspector thought the ZBA would be the appropriate place to address our concerns.



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Mr. Milenkevich asks the intended use for the structure is. Dr. Kratter states for personal use and short term rentals.

Mr. Wilkinson asks what is the difference between a geodesic dome tent and a geodome house on a foundation. Harrison Kratter shares his computer screen via Zoom showing the plans from F Domes- Geodesic Domes Kits. Mr. Kratter points out the design would have posts in the ground and a steel frame.

Mr. Wilkinson asks if the structure would have electricity, plumbing and septic. Harrison Kratter states it would have electricity and they are researching between a septic system and a composting toilet.

Ms. Bleier asks if there would be a water well. Mr. Kratter states there would be a well.

Ms. Canty asks if this would be a temporary or permanent structure. Dr. Kratter states it would be built in a way that it could be taken down. Dr. Kratter states they intend to keep it up, and depending on the size of the property may add a small 800 square foot home at a later date.

Harrison Kratter states in other towns this plan is classified somewhere between a tent and a house. Mr. Kratter states the design is insulated and durable.

Mr. Blake states he does not think this is a ZBA issue.

Mr. Milenkevich states as long as it complies with all setbacks, obtains all other board approvals, and the Building Inspector approves it, it would appear to be ok.

Mr. Kratter asks if they would need a building permit for a deck. Ms. Bleier state she would defer to the Building Inspector to answer that question. Mr. Wilkinson states he thinks a building permit would be needed, and electricity and septic would be needed, like a modular home.

Dr. Kratter asks if the board is encouraging or discouraging a composting toilet. Ms. Bleier states that would be up to the Board of Health.

Mr. Kratter asks would this be considered an accessory dwelling impacting road frontage if a house was put up later. Mr. Blake states he thinks if a house is built that may come into play. Mr. Kratter states the worst case scenario would be an accessory dwelling unit needing 250 foot frontage. Mr. Milenkevich states that sounds like the wise thing to do.

Mr. Blake states the board may want to have a discussion with the Building Inspector to determine why he directed the Kratters to come to ZBA, if the Building Inspector sees something about the case that would be a concern to ZBA.

8. Any other business to come before the Board – none



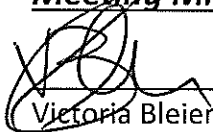
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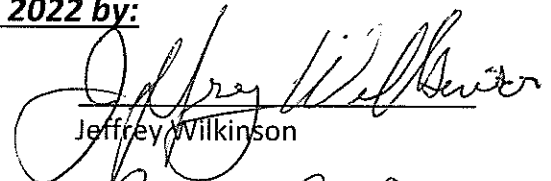
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9. Adjournment. Mr. Blake makes a motion to adjourn the meeting. Mr. Wilkinson seconds the motion. Mr. Blake votes in favor. Ms. Bleier votes in favor. Ms. Canty votes in favor. Mr. Milenkevich votes in favor. Mr. Wilkinson votes in favor. **Motion passes.**

Meeting is adjourned at 6.58 PM

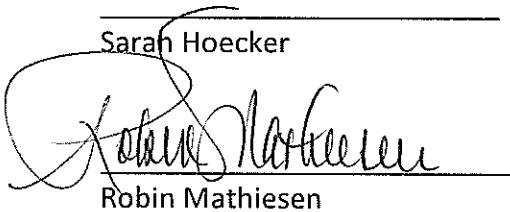
Meeting Minutes reviewed and approved on June 7, 2022 by:


Victoria Bleier, Chair



Jeffrey Wilkinson


Sarah Hoecker


Alvin Blake


Robin Mathiesen


Mary Canty


Christopher Milenkevich