



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

Meeting Minutes for June 21, 2022

Board Members present: Victoria Bleier, Alvin Blake, Mary Canty, Sarah Hoecker, Robin Mathiesen, and Jeffrey Wilkinson

Board Members Present via Zoom: none

Board Members Absent: Christopher Milenkevich

Administrative Assistant: Tess Lundberg

Public Present: none

Public Present via Zoom: Chris Metter

1. Call to Order: Victoria Bleier calls the meeting to order at 6:04 PM. Ms. Bleier introduces the Board members present.

2. Board to review and approve the minutes of June 7, 2022. Mr. Blake makes a motion to approve the minutes of June 7, 2022. Mr. Wilkinson seconds the motion. Victoria Bleier votes in favor, Alvin Blake votes in favor, Robin Mathiesen votes in favor, Jeffrey Wilkinson votes in favor. Mary Canty, Sarah Hoecker and Christopher Milenkevich were not present at the 6/7/22 meeting, all abstain. **Motion passes.**

3. Continued Business

a. 226 Sherwood Drive/Chris Metter

Ms. Bleier asks Mr. Metter to summarize his request for the board. Mr. Metter thanks the board for scheduling the meeting for tonight. Mr. Metter states he received an approval for a special permit to construct a 20x22 foot carport, setback 13 feet from the front setback and 1 foot from the side setback. Mr. Metter states that material and labor cost increases have made a one car shed more financially feasible, as well as offering more versatility in the long run. Mr. Metter states he is asking to amend the approval from a 20x22 foot four post carport to a 12x16 foot garage shed with walls. Mr. Metter states the setback would be increased to 17 feet from the property pin in the front. Mr. Metter states the smaller footprint of the structure will allow for a less steep roof and allow enough room for one car to be parked inside. Mr. Metter states during the 3 months when the oak trees are dropping acorns he will use a nylon sunshade to the right of the shed to protect a second car.

Ms. Mathiesen asks Mr. Metter the height of the shed roof. Mr. Metter states the shed roof will be 14 feet high at the peak.

Ms. Bleier states the board has a couple steps to take in the process of considering this request. Ms. Bleier states the first step is the board is allowed to grant a modification if it is a



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minor modification. Ms. Mathiesen asks how do we define a minor modification. Ms. Mathiesen states she has driven by the property several times and is concerned that it is too close to the neighbors.

Ms. Bleier states if the Board decides tonight to allow a modification, based on the response from Town Counsel, we would need to notify the abutters. Ms. Bleier reads the letter from Town Counsel Joel Bard "it is my opinion that the Board could allow a "minor" modification without requiring a full application with notice, etc. In my further opinion, for a change to be considered minor, the structure should be in essentially the same location, have nearly the same dimensions, and generally resemble the original request. The Board could judge whether adding walls to the proposed carport would have any significant effect on the neighborhood." Ms. Bleier further reads from the letter " I should add that the Board may decide to allow this more informal process but is under no obligation to do so. As you suggested in your email below, there should be public notice should the Board decide to consider this request "informally".

Ms. Hoecker states she would consider the requested change minor.

Ms. Mathiesen states since the shed would be smaller than the carport it does seem minor. Ms. Mathiesen states if the neighbors do not object she would not object.

Mr. Wilkinson states the smaller footprint minimizes the impact but adding the walls is not a minor change.

Ms. Bleier states if the Board decides tonight that this is not a minor change, the applicant would just have to go through the whole special permit application process again.

Ms. Canty asks if the neighbors are aware of the requested change. Mr. Metter states the neighbors are OK with the change.

Mr. Milenkevich states he thinks it is a minor change but he is concerned if this creates a precedent where a carport permit in the future would be carte blanche to change to a four walled shed. Ms. Bleier states we would consider each application separately.

Ms. Mathiesen states she is concerned that the sunshade might not be attractive and asks what color it is. Mr. Metter states the sunshade is natural colors, a hunter green color. Mr. Metter states the other option for him is to remove 2 extremely large oak trees, which he would rather not do.

Ms. Hoecker makes a motion to consider the requested change as a minor modification. Ms. Canty seconds the motion. Victoria Bleier votes in favor. Alvin Blake votes in favor. Mary Canty votes in favor. Sarah Hoecker votes in favor. Robin Mathiesen votes in favor. Christopher Milenkevich votes in favor. Jeffrey Wilkinson votes in opposition. **Motion passes.**



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Ms. Bleier asks Ms. Lundberg to notify the abutters, by US Mail, that the request for a modification will be on the agenda at the July 5, 2022 ZBA meeting.

4. Budget-continued

5. Correspondence- none

6. Public Input- none

7. Any other business to come before the Board

Mr. Blake states and applicant appeared before the Planning Board to informally discuss using a 200 acre property adjacent to Papa Bobs as a wedding venue. Mr. Blake states there was a similar application made to the ZBA several years ago by the Becket Fishing Club. Mr. Blake states the Planning Board advised the applicant to go to the Building Inspector, to determine if the plan was feasible in the existing barn structure, prior to coming to the ZBA. Mr. Blake states there would be no parking on the premises and all attendees would be brought in by limo/coach transport vehicles.

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

Meeting is adjourned at 6:32 PM

Meeting Minutes reviewed and approved on July 5, 2022 by:

Victoria Bleier, Chair

Sarah Hoecker

Robin Mathiesen

Christopher Milenkevich

Jeffrey Wilkinson

Alvin Blake

Mary Canty