



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

Meeting Minutes for August 2, 2022

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

Board Members Present via Zoom: none

Board Members Absent: Sarah Hoecker

Administrative Assistant: Tess Lundberg

Public Present: Christopher King, Beth Nedek, Lesley Mega, Don Munger, Mark Roseman

Public Present via Zoom: Donna DiCarlo, Jordan Kraus, Tom Kraus, Chris Metter, Michael Rubino, Newton South

1. **Call to Order.** Victoria Bleier calls the meeting to order at 6:03 PM. Ms. Bleier introduces the Board members present.
2. **Board to review and approve the minutes of July 5, 2022.** Mr. Wilkinson wishes to change the minutes to state that he did not consider the change to the application at 226 Sherwood Drive to be minimal, that he had voted against the original application and he voted against the amended application. Mr. Blake makes a motion to approve the minutes for 6/21/2022, with the changes requested by Mr. Wilkinson. Ms. Mathiesen seconds the motion. Alvin Blake votes in favor, Mary Canty votes in favor, Robin Mathiesen votes in favor, Christopher Milenkevich votes in favor, and Jeffrey Wilkinson votes in favor. Ms. Bleier abstains.
3. **Continued Business**
 - a. **226 Sherwood Drive/Chris Metter.** Ms. Bleier proposes composing an amended decision document and the board discusses wording of the document. Ms. Bleier will send the completed document to Ms. Lundberg for posting.
4. **New Business**
 - a. **345 Friar Tuck Drive Special Permit Application.** Ms. Bleier asks if any members of the board have a conflict of interest in the application. No conflicts of interest are expressed. Ms. Bleier asks if all fees have been paid. Ms. Lundberg confirms that all fees are paid. Ms. Lundberg notes that the site plan was received just prior to the meeting, and was not available in time to be posted on the town website with the application. Ms. Bleier asks Ms. DiCarlo to present her application. Ms. DiCarlo states she wishes to build a pavilion, a covered outdoor entertainment area on the side of her house. Ms. Canty states looking at the plan it appears that it is abiding by the required 20 foot setback. Ms. Bleier asks Ms. DiCarlo who directed her that she needed to submit an application for a special permit to the ZBA. Ms.



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DiCarlo states she didn't know, she wanted to make sure it was done correctly. Mr. Blake states the applicant went to the Planning Board first, and the Planning Board sent her to the ZBA. Mr. Wilkinson states when we look at the plan it meets all the setbacks and would not be a ZBA issue. Ms. Bleier states she would like to explain to the members of the public present that if a plan shows it meets the setback requirements it is out of the jurisdiction of the ZBA.

Donald Munger states he is concerned about lighting and noise issues. Mark Rosenberg states he is also concerned about lighting and noise. Leslie Mega states she thought the applicant was going to build on the lot adjacent to their home, but the actual plan does not show that. R. Blake points out to the audience there may be regulations about lighting in the bylaws, Leslie Mega expresses concerns about water being used and damage to the road by run off. Ms. Bleier states that is also outside the jurisdiction of the ZAB and suggests they go to the Building Inspector. Mr. Roseman states he has a copy of a letter written by Tom Kraus and wishes to have it added to the record. The board members read the letter. Mr. Kraus states there was no site plan with the application so it could not be determined which lot was involved.

Ms. Bleier states when the application was received we did not have the site plan. Ms. Bleier states if they were building in the setbacks it would be an issue for the ZBA. Ms. Bleier states once we saw the site plan it was clear that they were not in the setbacks. Ms. Bleier states we are being told this is all on assessor map/lot 216-546. Ms. Bleier states if that does not happen then it could be an issue for the Zoning Enforcement Officer. Mr. Blake states the only approval the applicant needs is from the Building Inspector.

5. Public Input- none

6. Any other business to come before the Board

Mr. Blake states the application from 345 Friar Tuck illustrates that we need to get an example of an application posted with the directions/requirements for applications. Mr. Blake states because the applicant did not have a site plan it was sent to the ZBA by the Planning Board. Mr. Blake states if the applicant had known the setbacks she would have known the application was not necessary. The board discusses how to avoid this going forward and determines that it should be added to the website that applicants are advised to come before the board for an informal discussion prior to submitting an application.



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7. **Board reorganization-** The board decides to delay the board reorganization discussion until Ms. Hoecker is available to attend the meeting. The board discusses options for the next meeting and decides to hold a Zoom only meeting on September 12, 2022 at 6:00 PM.

8. **Budget**

- a. **2023 Becket-Washington Community Calendar-** Mary Canty makes a motion to approve the \$12 expenditure for a listing in the community calendar. Ms. Mathiesen seconds the motion. Alvin Blake votes in favor, Ms. Bleier votes in favor, Mary Canty votes in favor, Robin Mathiesen votes in favor, Christopher Milenkevich votes in favor, and Jeffrey Wilkinson votes in favor. **Motion passes.**

9. **Adjournment** Mr. Blake makes a motion to adjourn the meeting. Mr. Wilkinson seconds the motion. Alvin Blake votes in favor, Ms. Bleier votes in favor, Mary Canty votes in favor, Robin Mathiesen votes in favor, Christopher Milenkevich votes in favor, and Jeffrey Wilkinson votes in favor. **Motion passes.**

Meeting is adjourned at 7:00 PM

Meeting Minutes reviewed and approved on August 2, 2022 by:

Victoria Bleier, Chair

Sarah Hoecker

Robin Mathiesen

Christopher Milenkevich

Jeffrey Wilkinson

Alvin Blake

Mary Canty