



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

Meeting Minutes for December 6, 2022

Board Members present: Sarah Hoecker, Robin Mathiesen and Jeffrey Wilkinson

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

Board Members Absent: none

Administrative Assistant: Tess Lundberg

Public Present: Robert Ronzio

Public Present via Zoom: David and Lorraine Corriveau

1. **Call to Order.** Sarah Hoecker calls the meeting to order at 6:07 PM. Ms. Hoecker introduces the Board members present.
2. **Board to review and approve the minutes of November 15, 2022.** Mr. Wilkinson makes a motion to approve the minutes of November 15, 2022. 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 abstains, Mr. Milenkevich votes in favor, and Mr. Wilkinson votes in favor. **Motion passes.**
3. **Old Business – 29 Lancelot Lane**
Ms. Hoecker states the board did a site visit at 29 Lancelot Lane on Saturday 11/19/2022. Ms. Hoecker asks board members for their thoughts after the site visit. Mr. Wilkinson states the applicant did not supply a site plan by a registered licensed surveyor and the plan provided appeared to be inaccurate. Ms. Mathiesen states there were objections expressed by neighbors that were at the site visit. Ms. Bleier states the abutters definitely indicated that they were not happy with the proposed location of the shed. Ms. Hoecker states there would definitely be a problem for the fire department to access the rear of the proposed shed given the proposed location. Mr. Wilkinson states the board identified that there were some alternative locations for the proposed shed. Ms. Hoecker states the applicant had indicated the proposed location was to keep in place existing fenced in areas for the dogs, but the applicant may need to reassess the previous priorities. Ms. Bleier asks if there is any reason why the applicant is not present at tonight's hearing. Ms. Lundberg states she has not heard from the applicant. Mr. Milenkevich asks to confirm if the applicants were present at the site visit. Ms. Hoecker states the applicants were not present at the site visit due to a family medical emergency.



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Ms. Hoecker states since the applicant is not present she is comfortable tabling any decision, but she wants to be respectful of the time of everyone involved.

Ms. Bleier asks if any members of the public wish to speak.

Mr. Ronzio states he thinks it is important to note that there were members of the public present at the site visit. Mr. Ronzio states that Gil Beaudoin and Nancy Beaudoin were upset about the encroachment. Mr. Ronzio stated that a neighbor Lenny stated his reason for attending the site visit was that the applicant had previously encroached on property lines. Mr. Ronzio did not know the last name of the party identified as Lenny. Mr. Ronzio states the proposed structure would block all access to the beach, presenting a hazard to the fire department and ambulance department. Mr. Ronzio states that Gil Beaudoin was required to keep his addition 11 feet off the property line.

Ms. Hoecker states she also heard Mr. Beaudoin state he was opposed to the requested 5 foot setback. Ms. Hoecker states she observed other structures on the property that would impact first responders access to the lake or the house.

Ms. Bleier states she would consider not closing the hearing because the board does not know why the applicant is not present at the meeting, there could be some emergency that prevented them from attending. Ms. Bleier states the application was received by the board on 9/22/2022, and the board has a 100 day deadline to arrive at a decision. Ms. Bleier states the 100 day deadline would be December 31, 2022. Ms. Bleier states she would like to give the applicant the opportunity to alter the application. Mr. Milenkevich states he agrees that he would also want to give the applicant the opportunity to explain or alter their application.

Ms. Lundberg attempts to contact the applicant by telephone. The applicant indicates on the phone that they are having difficulty accessing the Zoom meeting on their computer.

Ms. Lundberg provides the applicant the phone in number to use their telephone to access the meeting. The applicant successfully joins the meeting via telephoning into Zoom.

Mr. Corriveau apologizes for the difficulties joining the meeting, and explains he was unable to attend the site visit due to a family medical emergency.

Ms. Hoecker states that neighbors that attended the site visit did not support the proposed project. Ms. Hoecker states that the board discussion tonight noted that the application presented is not an engineered drawing and some of the measurements appear to be inaccurate. Ms. Hoecker states that the board expressed concern about first responders access to the waterfront or the rear of the home. Ms. Hoecker states that the board is not in favor of the present



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plan and wishes to give the applicant the opportunity to respond. Mr. Corriveau asks if they can move the shed into the area of the driveway. Ms. Hoecker states if the shed was moved into the area indicated on the plan as the center island of the driveway it may reduce concerns about access. Ms. Mathiesen asks if the center island is the septic leach field. Mr. Corriveau states the leach field is located between his house and the Beaudoin property.

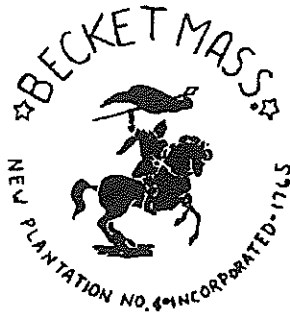
Mr. Wilkinson states he wants to see an application with a properly scaled drawing by a licensed surveyor including the required setback measurements. Ms. Mathiesen agrees with Mr. Wilkinson. Ms. Hoecker states our zoning bylaws require a scaled drawing by a licensed surveyor with accurate measurements. Mrs. Corriveau asks if a picture would suffice. Ms. Hoecker states the drawing needs to be done by a licensed land surveyor. Mr. Blake states we can provide a list of registered land surveyors. Ms. Hoecker states we will need to generate an extension letter because this is likely going past the 100 day deadline. Ms. Hoecker asks the applicant for an anticipated date for providing the requested documents. Mr. Corriveau states he thinks February would work. Ms. Lundberg and Mr. Blake confirm the ZBA meeting in February 2023 is scheduled on 2/7/2023. Ms. Lundberg confirms with the Corriveaus that if she sends the extension letter to them via email, they will print it out, sign it, and return it via US Mail. Mr. Corriveau states they can do that. Mr. Wilkinson states the applicant wants to be sure the revised plan shows sidelines, proposed shed location, the driveway. Mr. Blake states section 9 of the Zoning Bylaws addresses the requirements for the site survey. Ms. Hoecker states that section 9 of the bylaws, as well as the application form and guidelines, provide the requirements. Ms. Hoecker instructs the applicant to contact Ms. Lundberg if they have any questions.

4. Public Input - none

5. Any other business to come before the Board - none

6. Budget – Board advised of current balance.

7. Adjournment- Ms. Mathiesen 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, Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, Mr. Milenkevich votes in favor, and Mr. Wilkinson votes in favor. **Motion passes.**



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Meeting Minutes reviewed and approved February 7, 2023 by:

Victoria Bleier

Sarah Hoecker

Robin Mathiesen

Christopher Milenkevich

Jeffrey Wilkinson

Alvin Blake

Mary Canty