



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

Meeting Minutes for March 7, 2017

Board Members Present: Karen Karlberg, Chairperson; Jeffrey Wilkinson; Victoria Bleier; George Roberts; Joy Lennartz; Alvin Blake, Alternate Member

Town employee: Mallory Larcom as acting secretary.

Board Members Absent:

Public Present: Kelly Clarke, Gary Corey, Marc Volk, Ann G. Spadafora, James Brown, Philip Connor, Joe Lewis, Matt Donnelly, Andrea Sholler, Jennie Clark, Brian Bordeware, Kristopher Massini, Mary Sullivan, Laura Kendrick, Stephen Klausmyer, Dean Smith, Zak Farcis, Robert Naser.

Meeting Opened at 7:00 PM

Chairperson Karlberg opens the meeting with quorum present, advises public to sign in. Larcom, Conservation Agent, is taking minutes for the meeting. Karlberg overviews the rules of the meeting, and asks if anyone is recording the meeting. Larcom notes that on behalf of ZBA that they will be recording the meeting.

1) Review of minutes from the previous meeting(s) Jan 3rd & Oct 4th Minutes.

- Motion to approve the minutes is made by Roberts, motion seconded by Blake.
All in favor, minutes for October 4th, 2016 meeting approved.
- Motion to approve the January 3rd, 2017 minutes by Roberts, Wilkinson seconds.
All in favor, minutes for the January 3rd, 2017 meeting approved.

2) PUBLIC HEARING YMCA, Site Plan Approval for a new dining hall at Camp Becket located at 748 Hamilton Road, (Map 211, Lot 1).

- **Chair Karlberg opens the public hearing at 7:04 PM.**
**Roberts recuses himself prior and leaves the meeting room at 7:04 PM*
- **Chair Karlberg confirms that the applicant requests a site plan approval, and not a dimensional special permit:** YMCA confirms that they only seek site plan approval.
- **PRESENTATION:**
YMCA begins their presentation with Marc Volk from Foresight Land Services explaining that all set-backs have been met, that the existing flat site, with some existing Stormwater detention, on site existing septic system and water, power to be run from the service drive on the road. Blake requests current existing kitchen/dining size and capacity, applicant responds 8,000 SQFT and 450 people. Karlberg requests Stormwater information, applicant presents engineering plans for Stormwater management, Stormwater that needs filtration is sent down road swale to an existing Stormwater detention pond. Karlberg confirms that a gravel parking lot is planned, and requests information on the slope and safety of the detention pond.
Wilkinson mentions concern about tree removal, applicant responds that the retaining wall installation will prevent trees from being removed. Applicant mentions that the plans have been revised and that specific notation was not included in the plans, Karlberg mentions that it would be important to have the revised, current plans on file. Applicant mentions that there are no



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

Meeting Minutes for March 7, 2017

major changes to the plans the ZBA currently has aside from this minor change. Applicant mentions that they have a small set of updated plans but that is all that they have and are not full-sized plans. Applicant asks if the Board would like to review the updated the plans now. Wilkinson reviews the updated plans as given by the applicant. Wilkinson notes that these plans are the same and not updated. Applicant mentions that all trees that are to be removed must be flagged and approved by the architect as noted on the plans, and that there is full intentionality to preserve as many trees as possible. Blake requests information regarding any proposed changes to the camp's operating plan due to the new building, by either a change in camper capacity or a change from seasonal to annual operating times. Applicant responds that number of campers will not increase due to the construction of the new dining hall, that the old dining hall will simply be repurposed for a different use. Applicant mentions that there may be increase in staff but only due to requirements by child protective services as they change. Applicant also mentions that they have seen an increase in visitors and their travel program and that these changes have occurred over the last 20 years. Bleier asks for any new foreseeable increases in staff. Applicant responds that there are no foreseeable changes in staff however, the current dining room is currently very crowded with 35 tables for cabins and additional staff tables, that the new dining hall gives more space for inclement weather and electrical storms as well as greater movement within. Fifty years ago it was unknown that two counselors per cabin would be required, as previously only one is required.

- **Karlberg opens the Public hearing to Public comment at 7:28 PM**
 - i. Karlberg reads Conservation Commission Comment, which reflects no conflict with the Wetlands Protection Act.
 - ii. Karlberg reads Select Board comment, Select Board comments that they do not have any comments.
 - iii. Karlberg asks if any members of the public present would like to comment on the matter - no response.
- **Karlberg closes public comment at 7:31 PM.**
- **Blake motions to issue a site plan approval, Lennartz seconds.**
- **Discussion:** Chair Karlberg reiterates that the conditions of approval include an expectation for updated plans to be submitted, and that further information regarding the safety of the Stormwater detention pond is submitted to the board.
- **Chair Karlberg calls the board to vote.**

All in favor, motion passes, Site Plan Approval granted.

**Chair Karlberg recuses herself at 7:34 PM for the next two agenda items which are both Public Hearings for Jacob's Pillow Dance Festival. Chair Karlberg mentions that she is employed by Jacob's Pillow prior to leaving the meeting room. Chair Karlberg relinquishes the duties of the Chair to Vice Chair Bleier, who takes over running the meeting.*

- 3) **PUBLIC HEARING - Jacob's Pillow Dance Festival, Inc. Requests Site Plan Approval for new Dormitory buildings located on the west side of the main campus east of 358 George Carter Road. (Map 204, Lot 21).**



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

Meeting Minutes for March 7, 2017

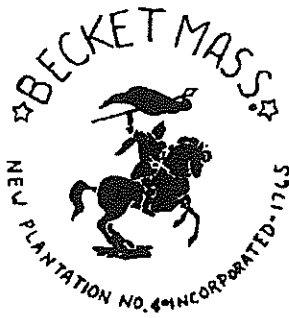
**Roberts returns to the meeting room at 7:35 PM.*

- **Vice Chair Bleier opens the Public Hearing at 7:36 PM.**
- **PRESENTATION:**

Jacob's Pillow employees in conjunction with Foresight Land Services, representing Jacob's Pillow, begin their presentation. New dormitories will serve as replacement housing for five buildings to be removed in the future. These buildings are dilapidated and as they are adjacent to wetlands and current well area for a public water supply, no work or demolition can currently take place on those existing structures. New proposed dormitory buildings will be 2,400 SQFT each, and are to be served by existing public water supply and septic. There is no plan to complete any Stormwater mitigation, as there the only impact will be simple sheet-flow and 0.5 acres of tree clearing planned to be completed.

All set-backs are sufficiently met as contained within the submitted plans. Dimensions of new dormitory buildings will span 45 FT by 55 FT each, the old buildings are much smaller as mentioned by the applicant. Compared to the old building, the new cabins will simply have single rooms rather than the double rooms in the old buildings. Total number of occupants housed will not change from the old buildings to the new buildings with housing capacity at 36 people – interns and seasonal staff. In the immediate future, the five existing dorms will not be touched due to constraints by the existing public water supply well. In the future, as the transition from the old public water supply is taken off line, Jacobs Pillow may be able to renovate or remove the buildings, but not presently. Wilkinson requests information as to how many trees will be removed, the applicant reiterates approximately 0.5 acre or a little less. Jacob's Pillow would like to proceed with immediately moving the project forward into construction in preparation for their annual festival; they would like to put the project out to bid. Applicant mentions that they have been given approval and a variance by the Architectural Access Board however, the buildings are to be openly accessible and handicapped accessible. Applicant would like to pull a foundation permit as soon as possible, Roberts mentions that the Board has 14 days to issue decision and then 20-day waiting period for appeal and that it will take approximately 34 days in order. Bleier reads notes from Chair Karlberg which state that the ZBA has 100 days to vote on a decision from the close of the public hearing, and 14 days thereafter to make the written decision followed by a 20 day appeal period. Bleier requests information as to how the applicant proposes to complete the project so quickly. Contractor responds that they may hire additional framing crews and that swift Board approval would allow them to purchase materials earlier.

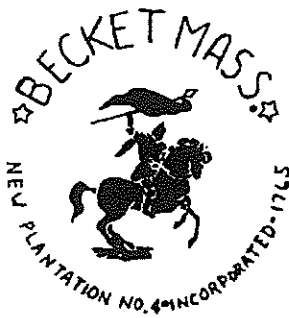
- **Bleier opens Public Comment at 7:54 PM.**
 - i. Roberts reads comment from the Conservation Commission, no conflict.
 - ii. Roberts reads Select Board comment, Selectmen do not have any comment on either Public Hearing requested by Jacob's Pillow.



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

Meeting Minutes for March 7, 2017

- iii. Roberts reads comment from the Building Inspector which indicates the time & accommodations to the handicapped which they have awarded, a construction company has been selected, contractor has applied for foundation plan previously and they would like to begin construction prior to the close of the appeals period which they understand. Building inspector expresses support for the project, as he sees safety issues in the old dorms which are difficult for him to jurisdictionally condemn. Greater accessibility for handicapped in these buildings and greater safety for fire, etc. The Building Inspector supports the issuance of a foundation only permit immediately, as these new buildings would be a great safety upgrade, with all other building permits issued after the appeal period for Site Plan Approval has lapsed.
- iv. Bleier asks if any member of the public present has any comment:
 - a) Ann Spadafora comments that she supports Building Inspector, Bill Girard's comments on the condition of the old cabins. Ann asks about the new buildings foundation, cooling and heating. Applicant responds that they are to be built with slab foundations, with heating by propane and forced air with existing tanks and cooling with ceiling fans.
 - b) Steve Klausmeyer (abutter) requests further information as to why Jacob's Pillow is not renovating the old buildings or their footprints. Applicant reiterates legal issues with a public water supply well and wetland issues which currently prevent any work in that area and that housing is an immediate need.
 - c) Mr. Klausmeyer (abutter) comments that there is significant light pollution to the scenic ridge-line caused by lighting that is left on overnight year-round in an existing parking lot that is vacant used seasonally and is operated by Jacob's Pillow. Mr. Klausmeyer requests that the ridge-line be protected from both current and future light pollution. Roberts responds with a request for information regarding a plan for the lighting. Applicant responds that there is no new external lighting planned for this site plan aside from standard safety lighting. Mr. Klausmeyer comments that he would like Jacob's Pillow to hire a lighting engineer and address existing light pollution issues. Jacob's Pillow responds that they may simply have a timer issue with their lighting and that they will expediently seek to resolve that issue.
 - d) Mary Sullivan (abutter) comments that there has been excessive clearing in the area already by the electric line ROW clearing activities as well as clearing done by Jacob's Pillow for the construction of the septic system, and extensive logging operation. Ms. Sullivan expresses concern over a lack of vegetative screening and how extensive clearing has altered the landscape significantly. Roberts responds with a request to the applicant if it is possible to place screening vegetation between the new dormitories, the septic systems and the utility line. Applicant responds that there is an existing meadow where the septic system leach field exists, and that it must be maintained as a meadow per Title V requirements. Applicant mentions that there is about 30FT in width of trees which will be left in place.



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

Meeting Minutes for March 7, 2017

- e) Mr. Klausmeyer comments with questions where the new studio is going, applicant demonstrates on the map. Mr. Klausmeyer asks how close they are to the current dorms, applicants say they are not nearby.

- **Bleier closes public comment.**
- **Roberts makes a motion to approve the Site Plan with the condition that the applicant works to reduce any future light pollution that may result from these buildings. Wilkinson seconds.**
- **Discussion:** Wilkinson asks which road will be traveled during the construction phase, with concerns of the mud season, applicant states roads to be traveled will be paved/gravel.
- **Bleier calls to vote, no further discussion.**

All in favor, motion passes, Site Plan Approval granted.

4) PUBLIC HEARING - Jacob's Pillow Restaurant request for site plan approval for new Dormitory buildings located on the west side of the main campus east of 358 George Carter Road (Map 407, Lot 16).

*Chair Karlberg has recused herself for this hearing, Vice Chair Bleier runs the meeting.

- **Bleier opens the Public Hearing at 8:12 PM.**
- **Roberts notes that on the packet received from the applicant that it mentions a request for Dimensional Special Permit.** Applicant responds that this was in error that they do not seek a Dimensional Special Permit. Andrea Sholler, managing director of Jacob's Pillow, makes a statement for the record that she recognizes that the plan was submitted in error. Sholler states that Jacob's Pillow is not requesting a Dimensional Special Permit, and that they withdraw their request for a Dimensional Special Permit and seek Site Plan Approval only.

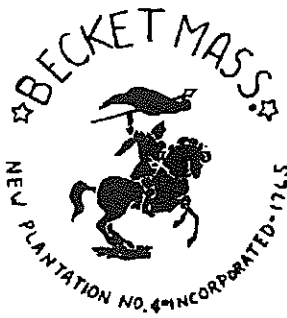
- **PRESENTATION:**

Applicant states that this restaurant is a replacement of an existing restaurant and will be built as closely around the same footprint as feasible, the new plan shows the new restaurant is slightly moved back to the tree line from existing location.

Applicant states that the plan has been revised since the application was permitted, and provides new copies for the Board. Applicant states that the changes in plan demonstrate that the deck and building have been only slightly shifted.

Applicant states that the building will be completely serviced by existing utilities and existing gravel driveway. Roberts requests information on exterior lights, applicant mentions that there is no additional outside exterior lighting planned and they will use existing lighting. Applicant will be reworking the existing gravel driveway. Applicant mentions that there is no planned increase in Stormwater due to the existing parking lot and access road.

Roberts requests information regarding the height of the building. Applicant responds that it will be approximately 17FT from grade, where existing building is 13FT from grade.



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

Meeting Minutes for March 7, 2017

Applicant clarifies that there is no patron capacity inside the restaurant, and it is essentially a kitchen for employees only and that they will not be expanding their existing deck size.

- **Bleier opens to public comment 8:26 PM.**
 - i. Roberts reads Conservation Commission comments, no conflicts.
 - ii. Roberts reads Select Board comments, which state they have no comments on either Public Hearing for Jacob's Pillow.
- **Bleier asks for any comments in the audience, no response.**
- **Roberts makes a motion to issue Site Plan Approval with the revisions as incorporated in the newly updated plan, with the condition that Jacob's Pillow be active in preventing any future exterior light pollution. Seconded by Wilkinson.**

All in favor, motion passes, Site Plan Approval granted.

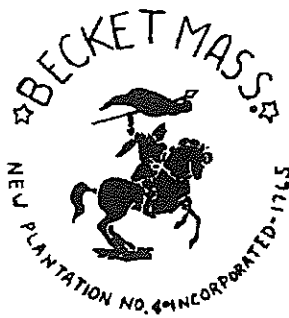
**Karlberg returns at 8:32 PM, Bleier relinquishes chair back to Chair Karlberg to complete the last item on the agenda.*

5) PUBLIC HEARING - Borrego Solar System, Inc.'s request for site plan approval for the installation of a ground-mounted solar array energy generating facility off of Tanglewood Circle (Map 406, Lots 14-20 & 37-47).

- Chair Karlberg opens the Public Hearing at 8:34 PM.
- Applicants C. Dean Smith- Civil Engineer, Zak Farcis- Project Developer, Robert Naser- property owner.
- **PRESENTATION:**

Applicant reviews the location of the project, and orientates the Board with the area. Mentions a substantial vegetated buffer from any residential homes and Jacob's Ladder Road. Array system will be completely enclosed with a chain-link fence, Borrego Solar typically includes a barbed wire on top of the chain-link fence.

Approximately 25 acres total of array field, with a few extra acres cleared to prevent shading with over 20,000 individual modules mounted on a racking system, Terrasmart design with 4 posts that support it, that are ground screws with minor earth disturbance. One single pole mounted light that is motion detected and is for maintenance operations after dark. All areas that are disturbed will be seeded with native grass, mowing will occur 3-4 times per year. On-site wetlands – mentions Notice of Intent filed with Conservation Commission, Stormwater management through drainage. Tree cutting and grubbing to occur within 50FT of wetland areas. Certain areas that surround the array field (outside the fencing area) tree stumps to be left in place in order to reduce shading for the array. Transformers and inverters, noise-level is comparable to a window-mounted air conditioning area, at approximately 150FT away from those areas the sound returns to normal, engineer does not expect any sound pollution.



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

Meeting Minutes for March 7, 2017

Roberts directs Chair Karlberg to Section 6.6 Large-Scale Ground-Mounted Solar Photovoltaic Installations of the Zoning By-laws. Roberts goes through checking for compliance on this By-law.

- i. All plans stamped by a professional engineer, applicant says yes.
- ii. Map of Becket with locus, applicant/board says no.
Roberts pauses to discuss the site visit, and his experiences, that the ledge/land was very rocky. This brings Roberts to proposed changes to land grading, iii.
- iii. Applicant responds that they will be doing some grading, they submitted a preliminary grading plan for the notice of intent but is still preliminary due to waiting for field surveys. Applicant mentions that there is no plan to export or import fill and all plans are to do them on site. Roberts mentions grading in the context of a topographic map, applicant mentions that they are happy to provide the same mapping provided to the Conservation Commission as far as grading plans. Karlberg requests information regarding the applicant's ability to install in a rocky area. Applicant responds that they have worked in rocky areas before and that they will find them. M. Larcom from the Conservation Commission indicates she has the plans as requested by Karlberg. Grading and erosion control grade to max 20% slope 1:5, what is the existing slope to be graded, applicant states 25% range, 1:4. What degree angle, engineer states between 10-15 degree slope.
- iv. Blueprints or drawings stamped by an engineer that shows... / applicant suggests that the tree clearing plan suffices as the tree cutting plan prevents shading. Applicant mentions that Borrego does shading analysis. Applicant mentions that they will provide a standard shading plan. It is determined as no shading 10 AM – 2 PM on winter solstice as mentioned by applicant.
- v. Electrical diagram – yes, has been provided, Karlberg references solar By-law and notes that 6.68 Western Mass electric company doing business as Eversource is the company, electrical plan showing as proof
- vi. Documentation of the major system components, yes.
- vii. Borrego, Mr. Naser has given authorization as the property owner, yes.
- viii. Yes.
- ix. Yes.
 - b. lease document has not been provided, necessary and not in compliance.
 - c. operation of a maintenance plan, yes.
 - d. bond and liability insurance, yes.

Roberts reviews 6.65 A (2) (3) (4); 6.65 (2) (B).

Application is technically incomplete as mentioned by Roberts, 30 days for the board from receipt to the town clerk to the applicant as to what is missing from the application in writing. Roberts indicates that the time limit has been expired as the application filing date was 02/01/2017, Roberts suggests that board gives the applicant the verbal and not in writing.

Karlberg mentions that conservation has also not given approval which is part of Zoning By-laws.

6.6.7 Operation & Maintenance Plan.

6.6.8 Utility Notification.



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

Meeting Minutes for March 7, 2017

Interconnection application mentioned by applicant should serve as the proof, Karlberg mentions that they need a response from the utility company demonstrating interservices connection agreement and they will not have it for months as it takes 95 business days for processing.

Roberts mentions that they have 365 days to render a decision.

6.6.8 Roberts reads the By-law into the record. Applicant, mentions that the language used in the By-law is state language that is usually only

6.6.9 (1) Dimensional set-backs, only internal area does not meet the set back – slightly under 50ft in areas. Roberts requests who owns Tanglewood Circle, Mr. Naser mentions that the road is owned by an association. Mr. Roberts mentions that dimensional special permit will be needed due to the setback requirement not meeting. Mr. Naser requests that if he had the HOA sign off on it if it would still require him to file a dimensional special permit. Karlberg states that they will still require a dimensional special permit as there are individual owners, however he can present support from the HOA as evidence in during a dimensional special permit hearing.

Roberts requests closest point, on the lower right-hand corner of the upper system is approximately 37ft. Roberts reiterates that unless the applicant changes its plan to comply with the setback they will require the special permit.

6.6.9(2) appurtenant structures, Roberts request information, and reads bylaw information. Asks information regarding electrical cabinets. Applicant describes them as shoulder height metal cabinets, 4-6ft tall. Transformer is the largest that is approximately 4 x 5 FT.

6.6.10 (1) design standards, Roberts mentioned that lighting is an important issue and that it must comply with all state and federal laws. Karlberg requests the number of lights poles mounted 9ft tall, three lights that are directed downwards.

6.6.10(2) signage, applicant will make sure that on updated plans reflect the signage.

6.6.10 (3) utility connections – applicant mentions trenches are demonstrated in the detailed plans. Utility line is overhead. And at the corner of Tanglewood.

6.6.10(4) fencing and screening. Applicant mentions 7ft of electrical company rules for chain-link fence. Roberts mentions that dimensional permit application should also request a 7ft fence as the zoning bylaw only allows a 6ft fence. Roberts mentions for applicant to double check whether or not they need to go the planning board for fencing.

6.6.11 (1) emergency services – applicant states that they usually coordinate with local emergency services in order to train them.

6.6.11 (2) land clearing, soil erosion, habitat.

6.6.12 (1) solar photovoltaic installation conditions – bond is part of that.

6.6.12(2) modifications – we haven't gotten there.

6.6.13 (1) removal requirements letters a-c. performance bond, with a detailed decommissioning estimate. Applicant states that they are in compliance

6.6.13(2) – not applicable.

6.6.14 financial surety – yes liability insurance.

6.6.15 liability insurance, yes.

Karlberg asks what happens if the company goes under, applicant stated that they would enact the decommissioning bond in the event that the solar company is unable to decommissioning of the system



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

Meeting Minutes for March 7, 2017

and that the bond will escalate over time to the end of the life of this system. Applicant notes that there is currently not a bond, but an example of one (decommissioning bond) amount is in the decommissioning estimate, current dollars and estimate.

Roberts asks the projected life time use of the system.

Applicant responds approximately 20 years, using an irrevocable bond that automatically reviews occasionally.

Applicant mentions that they would not mind conditioning of the approval that states that they will be required to have a bond in place so long as they are in operation of the array in the event that the system outlives its projected 20 year life cycle.

Roberts, would like to contact town counsel on the matters of the decommissioning. Karlberg agrees. Property owner, mentioned that decommissioning is an issue he was concerned about and that his lease terms indicate that he requires the removal.

Wilkinson asks if the inflation is 2% or what they are using, applicant states that yes but that they are capable of tying into federal agencies/ consumer etc. Wilkinson states that 3% for long term inflation is usual, applicant states willingness to alter the bond to reflect the desires of the Board.

Roberts mentions that they now know what they are missing and that the Board will not be contacting them in writing as the 30 days have expired.

Karlberg questions the provided standard efficiency rating of CEC given at 98.5%.

Karlberg mentions that this company is not on any recommended list and are an international company that is international (China) and they wondered why they were not using American made.

Applicant states that tier one suppliers is the reason they are using them.

Karlberg 31.7 acres are being taken out, Karlberg is requesting high efficiency panels in order to reduce the number of trees being removed.

Karlberg corrects that 98.5% is the rate for the inverter and not the right number chairman Karlberg mentions.

Applicant will get back to Board regarding these questions.

Karlberg requests what direct benefits the town will receive, Karlberg asks if the town will have financial benefits.

Applicant responds that there will be energy saving community benefits are available, and the tax obligation. Property value will be about \$14 million dollars, and that dictates the tax rate which may be paid.

They are also willing to put in writing that they will enter into a payment in lieu of taxes agreement – applicant states that they will if the town so chooses.

Karlberg requests information regarding timing of benefits to the town.

Applicant responds that they are hoping to begin to construction in the fall 2017, and early winter in 2018.

Karlberg mentions fencing, Karlberg requests 6 inch wildlife gaps in fencing. And other means of wildlife habitat mitigation, and requests good faith measures to establish. Karlberg cites habitat jurisdiction under zoning bylaw 9.4.5.

Karlberg requests information reseeding use of native plants and wildflowers and seed mix varieties, whether or not these seed mixes have variety.

Applicant Meadow like habitat to be between and around solar panels/arrays.



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

Meeting Minutes for March 7, 2017

Karlberg asks for information regarding stormwater management/system.

Applicant; NEPDES PERMIT EPA- UNDER DEP prior to disturbance of soil areas, as outlined Conservation Commission.

Applicant mentions plans to utilize existing culverts, no siltation expected and would constitute a violation of NEPDES permit.

Roberts questions payment in lieu of taxes and Roberts asks what the name of the operating entity, applicant states they would create a payment company.

Applicant states that they are also allowed to decide not to enter into the agreement rather than deciding to assess the property as personal property. 20- 30 year plan, assessor examines project and depreciates it over time.

- Karlberg opens public comment at 10:08 PM.
 - i. Karlberg reads comment from Conservation – is under review.
 - ii. Karlberg reads comment from Select Board – express concern about chain-link fence and barbed wire, selectmen regard prison-link is undesirable and questioned if it was necessary.

Karlberg recognizes Ann Spadafora who asks the following questions:

Question: Noise level.

Applicant Response: Transformer generators there three which have a similar sound to air conditioners.

Question: Reflection, early morning and late afternoon, modules are black surface, so no radiation.

Spadafora mentions how important the second home market is in Becket and how she expresses her concern of any deterioration of that market. She asks if the system will be visible at all from Jacob's Ladder Road. Applicant responds that it will be difficult to see from the road.

Karlberg requests the level of traffic due to the construction, applicant states that a few tractor trailers in the first month will occur, to deliver materials but that the project will be on going for some time.

Karlberg recognizes Jennie Clark, resident of Jacobs's Ladder Road. Clark asks about discussion of fencing. She mentions that this is a rural area and that her family bought their property a long time ago for the rural area.

Roberts responds that given the Select Board comment, that under 6.6.10 (4) fencing will be in compliance with Zoning Regulations, which defer to the Planning Board for anything over 6ft high, Zoning board states that they do not have jurisdiction over fence height and it will be determined by the Planning Board.

Blake asks for references from the applicant regarding work done in Berkshire County.

Applicant mentions that there have been several projects in North Adams.

Roberts asks if the array will be visible from the Mass Pike, applicant responds no, it will not be.

Roberts asks about the distance from Clark's property, applicant responds within approximately the 200 FT line and that it will be separated by forest. Roberts asks about the decibel level, applicant responds that at about 150 feet away, the decibel level drops off. Closest residence property boundary to the fence of the system is 181 FT, and next is somewhere in the 200 FT range. Applicant mentions that the only encroachment to setback requirements is the internal portion.

Roberts asks if there will be any visibility of the array from route 20, applicant responds no.



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

Meeting Minutes for March 7, 2017

- Chair Karlberg entertains a motion at 10:27 PM.
- Motion by Roberts to continue the public hearing to 04/04/2017 at 7:00 PM meeting time.
- Seconded by Blake.
- No further discussion.
- Call to vote.

All in favor, motion to continue the public hearing to 04/04/2017 at 7:00 PM approved.

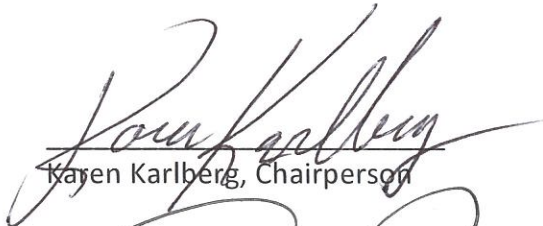
Other Business

- Karlberg calls if anyone in the audience has any other business before the Board. No response.
- Karlberg mentions that she has submitted the budget and annual report.
- Motion to adjourn made by Roberts, Wilkinson seconded.
- Call to vote.

All in favor, motion to adjourn approved.

Meeting is adjourned.

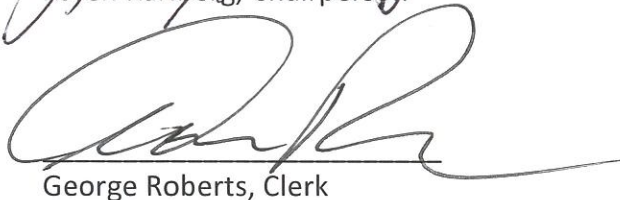
Meeting Minutes Reviewed and Approved on April 3, 2018 by:



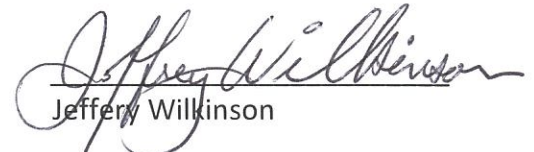
Karen Karlberg, Chairperson



Victoria Bleier, Vice Chairperson



George Roberts, Clerk



Jeffery Wilkinson



Joy Lennartz



Alvin Blake