



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 120**

**Meeting Minutes for April 2, 2019**

**Board Members Present:** Victoria Bleier, Joy Lennartz, Jeffrey Wilkinson, Alvin Blake and Katherine Warden

**Board Members Absent:** None

**Administrative Assistant:** Jessica Perotti

**Public Present:** Charles I. Francis, Loretta P. Francis, Jill Weinberg, Colin Goundrey

**Call to order**

Victoria Bleier calls the meeting to order at 7:04 PM. Ms. Bleier reads the rules of the meeting making sure all attending have signed in and received a copy of the agenda.

**Board to review meeting minutes of November 13, 2018**

Ms. Bleier asks the Board if they have had a chance to review the minutes of November 13, 2018 and if anyone found any errors. Alvin Blake **makes a motion** to approve the minutes of November 13, 2018. Joy Lennartz **seconds the motion**. All in favor. **Motion passes**. Jessica Perotti reminds the Board she sent a copy of these minutes to Karen Karlberg who was a member of the Board in November, 2018 and also attended that meeting. Ms. Karlberg did not send any corrections back on them.

**Public Hearing: Jill Weinberg and Colin Goundrey seek relief from section 3.4.5 of the Becket Zoning Bylaws to construct an external staircase, an extension to the eave on the front of the building, and an exit door leading to a ground level deck for customer dining at 30 Washington Street, Map/Lot: 206/39 and Public Input**

Ms. Bleier opens the public hearing at 7:08 PM and asks the Board if anyone has a conflict of interest on this application. Hearing none, she asks Ms. Perotti if all parties have been notified and that all fees have been paid. Ms. Perotti confirms and adds that taxes on the property are current. Ms. Bleier asks the applicants, Jill Weinberg and Colin Goundrey, to present their application. Mr. Goundrey stands and introduces Ms. Weinberg and himself. Mr. Goundrey says they would like to open a bakery and café. He explains that Ms. Weinberg is a baker and he is a restaurateur in New York. They plan on moving here, full-time, in the summer and living in the apartment upstairs. They expect to open the business around springtime next year.

Mr. Goundrey explains the original staircase came out from the apartment down to the Washington Street side. This is where they would like to put a 15'x15' deck that would have enough room for a couple of tables with umbrellas. The staircase would be reconstructed to come towards the back of the building.



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 120**

**Meeting Minutes for April 2, 2019**

Mr. Goundrey says they would like to have some benches out front for people to rest. Part of the reason for the extension of the eave is to protect those sitting on the bench from the weather; the other part is that it looks nicer. They'd like to decorate the front windows to give it a cottage-like look.

Ms. Bleier verifies that the distance to the side boundary line has been reduced from 22.5' to 7.5' with the proposed deck and the distance to the back boundary line has been reduced from 6.75' to 3.75' with the proposed staircase.

Ms. Lennartz asks if there will be a railing around the deck. Mr. Goundrey confirms there will be a railing for safety.

Ms. Bleier opens the public portion of the hearing at 7:15 PM.

A gentleman from the audience asks if there is a copy of the plan he can see. Mr. Goundrey shows him the outline of the proposal. Ms. Bleier asks if there is anything he would like to say for the record. Charles Francis stands to introduce himself and informs all that he and his wife live next door to 30 Washington Street in the former St. Mathew's Church. He says that after hearing about the proposal and seeing what was presented, he and his wife would like to show support for what the applicants would like to do. Ms. Bleier thanks Mr. Francis for his comments.

Ms. Bleier asks if anyone has any further questions for the applicants. Mr. Blake says he thinks it is an overall improvement.

Ms. Bleier asks the Board if they would like to proceed with a vote. Ms. Warden **makes a motion** to vote on the application as presented. Mr. Blake **seconds the motion**.

The Board votes as follows:

- Victoria Bleier- aye
- Joy Lennartz- aye
- Jeffery Wilkinson- aye
- Alvin Blake- aye
- Katherine Warden- aye

All in favor. **Motion passes unanimously.**



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 120**

**Meeting Minutes for April 2, 2019**

**Old Business: Board to discuss the development of a process to ensure applications are complete before scheduling a public hearing**

Ms. Bleier says she went on the website to see the guidelines that are currently in place. She feels that the guidelines are adequate; it's just a matter of getting applicants to read the information. Mr. Blake and Mr. Wilkinson suggest some kind of notice that says failure to follow the instructions will delay the process.

**New Business**

Ms. Bleier informs the Board that Karen Karlberg formally resigned from the ZBA. Mr. Blake asks if an announcement about the openings on the Board went out in the monthly newsletter. Ms. Bleier confirms that it was in the newsletter and that she included it in the Annual Town Report.

**Budget**

Ms. Perotti reports that approximately twenty-five percent (25%) of the budget has been spent this year. Ms. Perotti asks for a motion for \$70.00 for workshops that Ms. Warden and Mr. Blake attended on October 29, 2018 and November 5, 2018. Mr. Blake **makes a motion** to take \$70.00 from the budget to pay for the workshops attended. Mr. Wilkinson **seconds the motion**. All in favor. **Motion passes**. Ms. Perotti says she is expecting an invoice regarding the public hearing notices for 30 Washington Street. She asks the Board to approve the payment of those notices that total \$255.60. There is a brief discussion. They decide to authorize the payment on the invoice when it arrives since it is not certain if they will meet again before the end of the fiscal year. Ms. Warden **makes a motion** to pay \$255.60 for the notices published in the Berkshire Eagle. Mr. Wilkinson **seconds the motion**. All in favor. **Motion passes**.

**Correspondence**

Ms. Perotti presents a notice from the Planning Board regarding a public hearing they will be holding on April 10, 2019: Papa Bob's proposes to have a weekend vendor show and a seasonal ice-cream food truck at 71 Chester Road, Map/Lot: 414/38.

**Any other business to come before the Board**

Mr. Wilkinson suggests writing out their reasons for approving or denying an application. Ms. Bleier agrees that is a good suggestion and says answers have been written out in the past. Mr. Wilkinson says there is a list of criteria that should be addressed when approving an application. There is a brief discussion why it would be good to have the answers written out



**Town of Becket  
Zoning Board of Appeals  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 120**

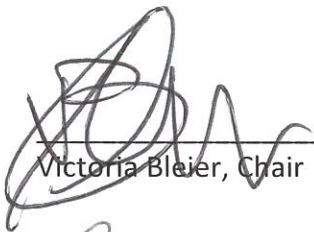
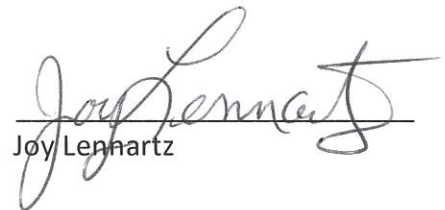
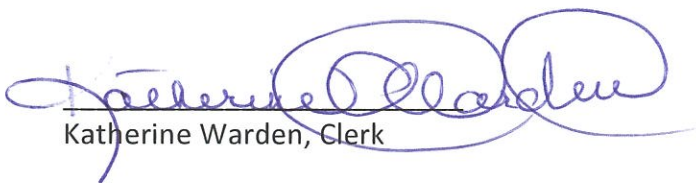
**Meeting Minutes for April 2, 2019**

including the changing of Board members throughout the years to know why things were done and appeals. Ms. Perotti agrees to have voting slips for future public hearings.

**Adjournment**

Mr. Blake **makes a motion** to adjourn. Ms. Warden **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 7:50 PM.

**Meeting minutes reviewed and approved on September 3, 2019 by:**

  
Victoria Bleier, Chair  
Joy Lennartz  
Alvin Blake, Clerk Pro Tem  
Jeffery Wilkinson  
Katherine Warden, Clerk