



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

Meeting Minutes for May 2, 2017

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

Board Members Absent: None

Public Present: Robert Naser; Brent White; Kristopher Massini; Peter Puciloski

Meeting opens at 7:07 PM

Chairperson Karlberg opens the meeting, with quorum present and thanks all for signing into the meeting. Ms. Karlberg overviews the rules of the meeting and introduces the members of the Board and Jessica Perotti as the new Clerk of Committees. She informs all that Jessica will be recording the meeting.

Ms. Karlberg introduces Brent White, of White Engineering, Inc., and explains there will be an informal discussion regarding the potential filing of a Dimensional Special Permit Application for the reconstruction of a non-conforming structure at 3805 Jacob's Ladder Road (Map 201, lot 17).

White Engineering's Presentation Regarding the Reconstruction of Structure at 3805 Jacob's Ladder Road; Becket, MA (Map 201, Lot17).

Brent White, whose client is Daniel Henry, is looking to demolish and reconstruct an existing structure on a lot that is just under 2300 square feet. The structure itself is approximately 480 square feet on a single story which rests on piers. It is in very tight proximity between Greenwater Pond and State Highway Route 20 (Jacob's Ladder Road). Current sanitary facilities include a water pipe drawing water in from Greenwater Pond and pushing it back out into Greenwater Pond. White Engineering spent a lot of time meeting with various site contractors and well drillers to determine the following issues: **1)** how the house could be demolished while keeping it all out of the way **2)** how to safely drill a new water supply well **3)** installation of a tight tank **4)** reconstruction of the home in such a tight proximity, especially along the state highway. After all the logistical planning, they plan to construct, with Jersey Barriers, a retaining wall to flatten out the area, drill the new well and install a tight tank at the northwest corner of the property. They will be looking to reconstruct the home with the same general footprint- only slightly larger. The larger footprint goes to the greater non conformity requiring the granting of special permits from various boards of the Town of Becket. Based on the construction costs and the resale value of the home, their client doesn't want to move forward on the project unless the second story can be added to the home. White Engineering came to the Zoning Board of Appeals (ZBA) before filing their permit application to find out any concerns the ZBA may have about the project.



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Board members inquired about various things including property lines, the well location and the type of septic that needs to be installed, the overall size of the home after rebuilding and the possible obstruction of views from neighbors. Mr. White was able to answer those questions: he showed the property line with the well being just inside the property line with a tight septic tank in the Northwest corner of the property, the footprint of the rebuilt home would be slightly larger- expanding only into the side yards with no obstruction of neighbors views as there are no homes directly across the street. Mr. Roberts suggested they provide some sort of schematic map of where other houses sit in the neighborhood. After all questions were answered, Mr. White closed out his presentation and thanked the Board for their time.

Borrego Solar System, Inc. - Request for Site Plan Approval

Ms. Karlberg continued on to the Borrego Solar System, Inc.'s request for site plan approval for the installation of a ground-mounted solar array energy generating facility off Tanglewood Circle; Becket, MA (Assessors Map 406, Lot No. 14-20 & 37-47). Ms. Karlberg passes out information packets including plans for installation for the Board Members to review. Attorney Peter L. Puciloski was there as legal counsel for Borrego Solar System, Inc. Ms. Karlberg expressed her disappointment that no one was there to answer any direct questions concerning the project. After looking over the information packets, the Board asked many questions concerning: encroachment of property lines, lighting, alarm systems, tree clearing and how much could be seen from roadways. Mr. Puciloski let the Board know that two of the solar panels nearest to the property line were removed from the plan, lighting would be motion censored so it would not be on all the time and the alarm would sound at a remote location. Tree clearing would be minimized to keep a buffer between the solar field and neighboring property lines so that the only roadway that could see the solar panels would be I-90. Mr. Roberts asked about the grounds themselves making sure they will be keeping grass and not bringing in some sort of pea stone. Mr. Puciloski confirms it will be grass and will be mowed at least once per year. Plans and application information to be considered for approval are noted as exhibits (#1-#14):

1. A-1: Letter dated 3/10/17 Re: Intent to Enter into a PILOT agreement
2. A-2: Letter dated 3/10/17 Re: BSSI Module Selection & Project Breakdown
3. A-3: Letter dated 3/10/17 Re: Commonwealth of Massachusetts Relevant Project List
4. A-4: Letter dated 3/23/17 Re: Site Plan Review Application- outlining parts of the Application
5. A-5: Service Plans
6. A-6: Project Site Map
7. A-7: Notice of Lease



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8. Maps: T1: Title Page
9. C-1.0: Existing Conditions Plan
10. C-2.0: Tree Clearing Plan
11. C-2.1: Tree Shade Plan
12. C-3.0: Layout and Materials
13. C-4.0: Grading & Erosion Control
14. C-5.0: Civil Details

- **Motion made** by Mr. Roberts to approve the application as it currently sits before them including the most recent plans and submissions.
- Motion **seconded** by Mr. Blake
- Further discussion – board directs the approved plans and application information approved to be noted as exhibits (#1-#14, as indicated in the minutes.)

Board calls for a vote on the motion:

Mr. Roberts: approve; Mr. Blake: approve; Mr. Wilkinson: approve; Ms. Lennartz: approve; Ms. Bleier: approve; Ms. Karlberg: disapprove. **Majority with approval: motion passes.**

Old business: A letter dated 3/12/17 was received from an abutter regarding a previously approved application from Jacob's Pillow.

New Business: Ms. Lennartz, Mr. Blake & Mr. Roberts are all up for reappointment. Letters need to be written to Selectmen to let them know if they would like to continue to serve as Board Members. There is a vacancy for an alternate.

Next meeting: July 18, 2017

Motion made by Mr. Roberts to adjourn. Motion **seconded** by Mr. Blake. All in favor. **Motion passes.** Meeting adjourned at 8:43 PM.



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Meeting Minutes Reviewed and Approved on August 1, 2017 by:



Karen Karlberg, Chairman



Victoria Bleier, Vice Chairman

George Roberts



Joy Lennartz

Jeff Wilkinson



Alvin Blake