

Becket ZBA Meeting Minutes
Tuesday, October 4th, 2016
Town Hall, 557 Main Street, Becket Ma.01223

Board Members present: Karen Karlberg, George Roberts, Jeff Wilkinson, Alvin Blake, Joy Lennartz.

Board Members absent: Victoria Bleier

Public Present: Mark Stoughton.

Meeting is opened at 7:04 PM.

Chairman, Ms. Karen Karlberg, opens the meeting and advises that there are agendas on the table for all present. Ms. Karlberg advises that there is a public hearing scheduled for this evening. Ms. Karlberg further confirms that there is a quorum present. Ms. Hunt confirms that all fees and reimbursements have been paid to the Town. Ms. Karlberg briefly explains the rules that apply to the public hearing and asks if anyone is recording the meeting. Ms. Hunt advises that she is recording the meeting for the Zoning Board of Appeals.

All Zoning Board members present introduce themselves to the applicant, Mr. Stoughton.

Approval of Meeting Minutes of September 6, - Ms. Lennartz makes a motion to approve the minutes as presented, Mr. Blake seconds the motion; Unanimous Approval.

Public Hearing - Mark Stoughton, 21 Lady Lucille Drive, Map 215 Lot 182- Applicant requests a dimensional special permit to allow the construction of a new 8' x 46' addition and a 12' x 32' new deck to the existing 16'x 46' home.

Ms. Karlberg asks the applicant Mr. Stoughton to please begin his presentation and explain to the Board what his proposed plans are. Mr. Stoughton approaches the board and confirms that they have all had a chance to review the plans as submitted. He goes on to explain that he would like to construct an addition to his 16' x 46' existing home, making the home 24' x 46'. Additionally, he explains that he would also like to construct a 12' x 32' deck as he shows on the plans

where the proposed deck will be (please see exhibit A1- A3). Mr. Stoughton explains that the plans were done by Russ Sackett at Sackett Engineering, however the proposed additions were added by a third party, using software to complete the plans as submitted. Mr. Stoughton advises that the only nonconformity that is being increased is the sideline setback that is changing from 20 feet down to 18.3 feet. Mr. Stoughton also advises that he will be adding on dormers to make it look a bit nicer and more put together.

At this time Ms. Karlberg asks the secretary if they have received any correspondence from abutters, Town Boards and Commissions, etc. Ms. Hunt advises that the Board of Selectmen and the Fire Chief are the only two responses that have been received. Ms. Karlberg moves forward, reading the letters received, confirming that neither party has any concerns.

Ms. Karlberg asks Mr. Stoughton about what his status with the Conservation Commission is; Mr. Stoughton advises that he has been before the Commission and that they have issued a negative determination #3. Mr. Stoughton additionally states that the delineation lines will be drawn into the final plan. Mr. Roberts asks where the wetlands are; Mr. Stoughton points out the wetlands on the plan and further discusses this with the Board members present. After all Conservation Commission documentation is discussed, Ms. Karlberg advises if there is no further discussion, she is prepared to close the public hearing portion of the meeting; hearing nothing, Mr. Roberts makes a motion to close the public hearing portion of the hearing, Mr. Blake seconds the motion.

Mr. Roberts makes a motion to grant a dimensional special permit, per Exhibit A1; Sackett Survey dated 8/26/16, with a variance of 1.65 feet from the west side of the existing structure from the closest point of 18.5 inches to the west lot line with the reduction from the east lot line by the removal of the shed, Mr. Blake seconds the motion. Ms. Karlberg polls the Board for a vote; Unanimous Approval.

Budget-Read and Reviewed

Correspondence- Read and Reviewed.

Mr. Roberts makes a motion to adjourn the meeting and schedule the next meeting for December 6th, as long as no new business presents itself, Mr. Blake seconds the motion. The meeting is adjourned at 7:45 PM.

Schedule next meeting for December 6th, 2016.

Respectfully Submitted,

Heather Hunt

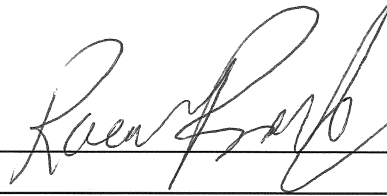
Karen Karlberg

Jeffrey Wilkinson

Al Blake

George Roberts

Joy Lennartz

A handwritten signature in cursive script, appearing to read "Karen Karlberg", is written over a horizontal line. The signature is fluid and stylized, with the first name "Karen" being more legible than the last name "Karlberg".