

**Becket Planning Board
Approved Meeting Minutes
Wednesday, June 12th, 2013**

Planning Board Members Present: Robert Ronzio (Chairperson), Gale LaBelle, Howard Lerner (Alternate), Martin Schlanger (Clerk), Ann Krawet, Beth VanNess (Asst. Clerk).

Planning Board Members Absent: Gale LaBelle

Members of the public present: Jeanne Pryor , Shane Valencia.

Meeting opens at: 7: 00 pm

Chairperson , Robert Ronzio, opens the meeting and announces that agendas are on the table for anyone who wants them. He advises that the meeting is being held in accordance with Massachusetts General Law Chapter 40A and the By-laws of the Town of Becket. A decision to issue a special permit requires a minimum of four positive votes from a five member board. The board has 90 days to make a decision after the close of a public hearing and 14 days to file paperwork with the Town Clerk once a decision is made. Any Appeals of decisions can be made only to the court and must be made pursuant to Section 17, MGL 40A as amended, and must be filed within 20 days after the date of filing of the decision with the Town Clerk. Mr. Ronzio asks if there is anyone who is going to make a video or an audio recording of the meeting; no recordings are announced. Lastly Mr. Ronzio informs everyone present that no person shall address this meeting without the permission of the chair and that all people, at the request of the chair shall be silent. Mr. Ronzio advises all present that it is the intention of this board to proceed with the posted agenda in the order in which they are listed, and again reminds everyone that agendas are on the table for anyone who wants one.

Approval of May 10th , 2013 Meeting Minutes- Mr. Schlanger makes a motion to approve the May meeting minutes as presented, Ms. Ann Krawet seconds motion; Unanimous Approval.

Public Hearing- Charles and Deborah Fassell, 117 Minstrel's Way, Map 216 Lot 24.

Hearing is opened at 7:07 pm.

Mr. Ronzio reads the Rules and Regulations for a public hearing aloud, explaining to the applicant how things proceed in a public hearing and what his options are.

Mr. Ronzio confirms with the secretary that all fees and reimbursements have been made to the town.

Mr. Fassell approaches board members and introduces himself and begins to explain the reason for the submission of his application. Mr. Fassell advises that the whole process of trying to sell the property has been a much bigger ordeal than anticipated, and that he has had to hire attorneys to do much of research that he had planned on doing.

Mr. Schlanger advises the applicant that two of the planning board members also sit on Sherwood Forest Boards as well as live in the Forest too. Mr. Howard Lerner informs all present that he is going to recuse himself due to the fact that he has some strong prejudices when it comes to how some of the zoning issues are handled in Sherwood Forest. Mr. Ronzio also states that he too has some very strong feelings when it comes to zoning in Sherwood Forest. Mr. Ronzio again offers the applicant an option of continuing his public hearing until next month at which board member Gale LaBelle will be present and be able to act on the application. He also advises that if there are only 4 members on the board for the hearing, then all four must vote to approve in order for the special permit to be granted. He reminds Mr. Fassell that if the board votes the application down, then he must wait two years before he can even re-file.

Mr. Schlanger asks Mr. Fassell to give him a time line and help him understand exactly when everything happened. Mr. Schalnger also asks Mr. Fassell if he ever completed negotiations with the Insurance Co. Mr. Fassell confirms that everything was all set with the Insurance Company and further advises that he put the property up for sale 15-16 months after the fire. Mr. Fassell informs the board members present that it wasn't until he went to the Registry of deeds that he found out there were problems with the mortgage payoff, etc. thus the fact that he has now exceeded the allotted 2-year time period. Mr. Schlanger asks Mr. Fassell if the new buyer will be building on the existing foundation, Mr. Fassell informs him that the foundation no longer exists. Mr. Fassell states that the new buyers just want to put up a small summer house on the property and make use of the working well that is still there. Ms. Krawet confirms with Mr. Fassell that the surrounding parcels are less than 2 acres. Board members briefly review map and property location.

Mr. Schlanger makes a motion to continue the hearing until July 10th at 7pm when Gale can be present, Ms. VanNess seconds motion, Mr. Ronzio calls for a vote, motion passes unanimously.

Mr. Schlanger asks Mr. Fassell permission to go ahead and walk the property before, the next meeting date. Mr. Fassell states that he has no issues with anyone going to look at the property and that he will also draw a map for the members to include an outline of where the house used to sit.

Mr. Fassell asks board members if he could at least put a tent up and camp on the property; Board members explain why camping is not allowed. Mr. Fassell asks board members if he were to buy the corner lot and have the 2 acres, would that then allow them to build? Mr. Ronzio briefly goes over the pros and cons of adding to his property with Mr. Fassell. Lastly Mr. Fassell informs board members that he will set up an appointment when the members as well as himself can come to the property for a walk-through and that should help answer a lot of questions they may have.

Public Participation- Mr. Shane Valencia and guest confirm that they are just at the meeting to see what goes on at a Planning Board meeting and they are meeting people as well. Mr. Ronzio takes a moment to explain to the public how the application process for a special permit works and answers question from the floor.

7:55pm- Mr. Howard Lerner leaves the meeting.

Old Business-

Ms. Krawet reports that the recent meetings attended by Planning Board members on the topic of “Medical Marijuana Dispensaries” have all been very well worth it and full of great information. Ms. Krawet also advises that one of the meetings attended, Mr. Donald Dubendorf advises them on how to draft a bylaw if the Town of Becket chooses to do so. Board members briefly discuss some of the different articles about local towns that have recently been in the news regarding these topics. Mr. Ronzio sites the Town of Becket’s *Adult Entertainment Bylaw*, advising that the process may be quite similar.

Large Wind Turbine Sub-Committee- Ms. Krawet briefs planning board members on how the progress for the committee is coming along. They also discuss the issues that could happen if the committee came up with something too restrictive, prohibiting any one from coming in at all, expressing concerns that it could then be successfully challenged in court. Mr. Ronzio advises that the Committee will be making a recommendation to the Planning Board and then the Planning Board can decide where they want to go from there.

Budget- Read and reviewed

Correspondence- Read and reviewed.

Mr. Schlanger makes a motion to adjourn the meeting; Ms. VanNess seconds motion; Unanimous Approval.

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Schedule next meeting for Wednesday, July 10th, 2013.

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Respectfully submitted,

Heather Hunt
Administrative Assistant

Signed _____ Date _____
Robert Ronzio

Signed _____ Date _____
Howard Lerner

Signed _____ Date _____
Beth VanNess

Signed _____ Date _____
Ann Krawet

Signed _____ Date _____
Martin Schlanger