

Becket Planning Board
Approved Meeting Minutes
February 12th, 2014

Planning Board Members Present: Robert Ronzio (Chairperson), Gale Labelle (Vice-Chairperson) via telephone, Ann Krawet, Howard Lerner (Alternate) arrives at 7:15 pm. , Beth VanNess (Asst. Clerk).

Planning Board Members Absent: Martin Schlanger (Clerk).

Members of the public present: Karen Hunt, Bernard Hunt.

Meeting opens at: 7: 07 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.

Mr. Ronzio introduces Board members present at this time.

Mr. Ronzio explains to the applicants that there is another member of the Becket Planning Board that is on his way to the meeting, but is running about 20 minutes late. He goes on to explain that the applicants can opt to go with the four members present or wait for Mr. Lerner who would be the 5th member. He further explains that 4 out of 4 positive votes are needed for a supermajority or waiting for a 5th member, they would still only need the 4 out of the possible 5 positive votes in order for the Special Permit to be approved. Ms. Karen Hunt states that she will be happy to wait for the last planning board member to arrive.

Approval of January 8th, 2014 Meeting Minutes- Ms. Krawet makes a motion to approve the January meeting minutes as presented, Ms. LaBelle seconds motion; January meeting minutes are approved as presented.

7:15 pm – Mr. Howard Lerner arrives.

Public Hearing- Kathryn and Thomas Strohmenger, 311 Old Pond Road, Map 210 Lot 56.

7:16 - Chairperson, Mr. Robert Ronzio opens the public hearing portion of the meeting.

Architect, Ms. Karen Hunt approaches the board and introduces herself as the architect that is working with the Strohmengers and that she is in attendance tonight on their behalf. Ms. Hunt displays plans of the existing house and of the proposed addition. Ms. Hunt explains that the reason for the addition is due to the fact that Mr. Strohmenger, due to health reasons, is no longer able to navigate the stairs. She further explains that the addition of the master bedroom and bathroom will allow him to enjoy their long time summer home to the fullest extent possible. Ms. Hunt reviews the proposed plans with Planning Board members present. Mr. Ronzio asks what the dimensions of the master bedroom will be. Ms. Hunt shows the master bedroom on the plans, stating that it will be 14' x 18'.

Secretary, Heather Hunt advises that there have been three letters received referencing the Strohmenger's application. Letters received from the Board of Selectmen, The Conservation Commission, as well as Mrs. Shirley Marden; abutter to the Stohmengers, are all read aloud for all present to hear. Planning Board members discuss all three letters as read.

Ms. Hunt completes her presentation of the proposal and briefly answers questions from the board.

7:45 pm- Chairperson, Mr. Robert Ronzio closes the public hearing portion of the meeting. Mr. Ronzio polls board members to see if they are ready to take a vote, board members state that they are ready to fill out their opinion slips and move to a vote.

On the application of Thomas and Kathryn Strohmenger; the proposed activity is to allow the construction of a single story addition on the south side of the existing house, the proposed addition will be constructed on a full basement. A wood deck supported on concrete footings with stone facing, will be attached to the addition. The proposed south corner of the addition will project 14 inches into the 40 ft. front setback, The property is located at 311 Old Pond Road, Assessors' Map 210 Lot 56.

Robert Ronzio- I vote to approve this application because the new structure is no more detrimental to the neighborhood than the existing structure (3.4.4). Furthermore, this addition will allow the applicant to enjoy his property to the maximum extent, possible giving his current medical condition.

Ann Krawet- I vote to approve this application because the extension/alteration/change to this dwelling as proposed will not be substantially more detrimental than the existing non-conforming structure to the neighborhood (see 3.4.4), with a note that this approval in this matter will not set a precedent for other applications for a special permit.

Gale LaBelle- I vote to approve this application. I do not think that the proposed addition will make this dwelling any more detrimental to the neighborhood as stated in section 3.4.4 of the Town of Becket Zoning Bylaws (approval verbally stated via speaker phone).

Howard Lerner- I vote to approve this application because I do not believe that the proposed modification will be substantially more detrimental than the existing non-conforming structure to the neighborhood.

Beth VanNess- I vote to approve this application because it (the addition) is being constructed for medical reasons. Also 14 inches is such a small area, I do not believe this should have any bearing on the abutting neighbor.

Old Business-

Medical Marijuana- review and update: Mr. Ronzio advises that there are no new updates currently and that the bylaw is in "limbo" for now until they have some more time available to discuss and work on it. Board members discuss and agree to table the discussion until the March Planning Board meeting at which time they will have more time to put toward the writing of this important bylaw.

Board members briefly discuss local updates and the fact that the city of Pittsfield may be a location for a future dispensary.

Large Wind Turbine sub- committee- Ms. Krawet advises Planning Board members that she has drafted a short report on behalf of the Large Wind Turbine sub-committee to appear in the Town's Annual Report. Ms. Krawet reads aloud the report as written for all to hear. Board members agree that it is very well written and shall be passed along to Nina for printing in the Annual Report.

Small Wind Turbine Bylaw- Ms. Ann Krawet advises that she has brought "Small Wind Electrical Systems, A MA Consumer's Guide", "Permitting Small Wind Turbines: A Handbook , Learning from the California Experience" and also the Town of Chester's Small Wind Turbine bylaw with her to discuss and has copies of the Town of Chester's Bylaw made for all. Copies of the other publications had been distributed at the last Planning Board meeting. Ms. Krawet briefly reviews with Planning Board members, discussing some of the items that were included in the Town of Chester's bylaw that are seemingly very important.

Mr. Howard Lerner asks Ms. Krawet to prioritize all the changes that she feels are important to implement at this time and to create a one-page presentation for the next Planning Board meeting. Ms. Krawet states that the noise level is still missing and should be synchronized with the noise level permitted in our Large Wind Turbine Bylaw. Board members also discuss changing the maximum height of these small wind turbines from the 'under 200' that the current bylaw states to something substantially lower. Ms. Krawet suggests that maybe they should create a two-tier bylaw, where there can be two different guideline restrictions. Ann further explains that the smaller requirement could be allowed "by-right" and the larger of the two would require a special permit from the Planning Board.

Ms. Krawet also reminds Planning Board members that Electronic Interference is not discussed in our current bylaw.

Planning Board members further discuss the importance of naming the Planning Board as the SPGA when referencing these wind turbines. They also discuss the noise level and the need to synchronize this with the Large Wind Turbine bylaw. Ms. Krawet also reminds the board of the Electricity aspect and whether or not it should be used on-site only or connected to the grid.

Planning board members agree to continue this discussion at the meeting scheduled in March.

Any other business to come before the board- None

Correspondence- Read and Reviewed.

Budget-Read and Reviewed.

Ms. VanNess makes a motion to adjourn, Mr. Lerner seconds motion; Meeting is adjourned at 9:35.

Schedule next meeting for Wednesday March 12th, 2014.

Respectfully submitted,

Heather Hunt
Administrative Assistant

Signed _____ Date _____
Robert Ronzio

Signed _____ Date _____
Howard Lerner

Signed _____ Date _____
Beth VanNess

Signed _____ Date _____
Ann Krawet

Signed _____ Date _____
Gale LaBelle