

**Becket Planning Board
Approved Meeting Minutes
June 11th, 2014**

Planning Board Members Present: Robert Ronzio (Chairperson), Martin Schlanger (Clerk)
Beth VanNess (Clerk Pro Tem) Ann Krawet.

Planning Board Members Absent: Gale LaBelle (Vice Chairperson) , Beth VanNess (Clerk Pro Tem).

Members of the public present: Attorney Sid Smithers, Mark Volk.

Meeting opens at: 7: 05 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 Requests to dispense with the remainder of the introduction, board members agree unanimously to dispense with the rest of the introduction as there is no one present at this time who is not familiar with that section of the MGL.

Approval of May 14th , 2014 Meeting Minutes- Mr. Schlanger makes a motion to approve the meeting minutes as presented, Ms. Krawet seconds the motion; Mr. Lerner abstains. Meeting minutes are approved as presented.

Presentation of a a Definitive Subdivision Plan ; Attorney Sid Smithers and Foresight Land Services , Property owned by Mr. Joseph Cohen- Map 413 Lot 243.

Attorney Sid Smithers introduces himself to the Board members , explaining that he is there representing Mr. and Mrs. Cohen who own property on Main Street in Becket. He further explains that the Cohens do have one house on the property but would like to build a second home on the property, however they do not have the frontage to do so. Atty. Smithers explains that is why they are applying for a definitive subdivision, however they will be seeking variances and relief from the Subdivision Regulations.

Mr. Marc Volk from Foresight Engineering gives a further explanation , advising the Cohens propose to create a minor subdivision with a 40 feet wide right of way . The road length is requested to be 1500 feet. A waiver from the 500 feet maximum length to 1500 feet is requested to allow for the 200 feet of frontage for each lot and meeting the 160 feet minimum lot width. Topography and wetland restrictions are also factors suggesting 1500 foot length. Mr. Volk additionally requests a waiver of the 100 foot wide cul-de-sac and will propose a hammer head,

designed to accommodate fire trucks and other large vehicles for turnaround. Mr. Volk also states that the road is proposed to be gravel and have an 18 foot width , with a waiver from the required 24 foot wide width.

Mr. Volk and Mr. Smithers continue reviewing the preliminary proposal with Board members, further explaining that it is intended that the subdivision be private and serve only two lots for now, to be owned by a single owner.

Mr. Smithers advises that they would like the boards comments and suggestions so that they can incorporate these suggestions into their final plan. Board members read and review plans submitted and go over any questions and concerns that they have; Mr. Volk and Mr. Smithers answer questions and give additional information as requested.

Mr. Ronzio expresses concern that in case of an emergency, the road really needs to be wide enough for 2 cars, fire trucks, cruisers , etc. to be able to pass each other and that he is afraid that 18 feet wide for a road may not be wide enough.

Mr. Volk also advises that they are requesting that the utilities required to be allowed over head.

Mr. Ronzio states that he would like to have Town Counsel look at and review the plan as well. At this time, Mr. Ronzio advises that the board members will need to read and review the current Subdivision Regulations , as the current Board has not seen a Subdivision plan in quite a while.

Public Participation- None

Old Business- Review and Update- Medical Marijuana: Board members agree to table this discussion until a further date as new and updated information arises.

Review and Update- Small Wind Energy Systems Bylaw: Board members discuss and agree that the small changes being made to the SWES Bylaw should be considered for Public Hearing on July 30th as already scheduled for the Large Wind Energy Systems.

Mr. Lerner makes a motion to add under Noise, **The operation of the SWES and Appurtenant equipment shall not increase the noise level by greater than five (5) dBA above ambient noise levels as measured at the property lines of the SWES site.** Mr. Schlanger seconds motion ; Unanimous Approval.

Mr. Lerner makes a motion to add into definitions, **The Special Permit Granting Authority (SPGA) shall be the Planning Board.** Mr. Schlanger seconds motion; Unanimous Approval.

Discussion regarding request to release covenants; 21 Stoney Brook Road- Mr. Ronzio briefly updates board members and advises that he is currently waiting for a call back from the attorney to see where things stand.

Board Re-organization- Mr. Howard Lerner makes a motion to allow the Planning Board and its members to remain the same, Ms. Krawet seconds vote; Unanimous Approval.

Budget- Read and reviewed

Any other business to come before the Board- None

Mr. Schlanger makes a motion to adjourn the meeting , Mr. Lerner seconds the motion; Meeting is adjourned at 9:10 pm.

Schedule next meeting for Wednesday July 9th , 2014.

Respectfully submitted,

Heather Hunt
Administrative Assistant

Signed_____ Date_____
Robert Ronzio

Signed_____ Date_____
Beth VanNess

Signed_____ Date_____
Martin Schlanger

Signed_____ Date_____
Gale LaBelle