

**Becket Planning Board**  
**Approved Meeting Minutes**  
**July 9th, 2014**

Planning Board Members Present: Robert Ronzio ( Chairperson), Martin Schlanger (Clerk)  
Beth VanNess (Clerk Pro Tem) Gale LaBelle, Beth VanNess ( Clerk  
pro Tem) Howard Lerner.

Planning Board Members Absent: Ann Krawet

Members of the public present: MaryAnn Corcoran, Mike Parsons.

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 June 11th , 2014 Meeting Minutes- Mr. Schlanger makes a motion to approve the meeting minutes as presented, Ms. VanNess seconds the motion; Mr. Lerner abstains. Meeting minutes are approved as presented.

ANR Form A, submitted by Hill Engineers, Architects and Planners, pertaining to a boundary line and easement resolution by mutual agreement between the Sherwood Forest Lake District and the Lerner's (Map 216 Lots 418, 419, and 424 located on Mystic Isle Way and Will Scarlet Drive.

Mr. Howard Lerner and Mr. Robert Ronzio both recuse themselves, advising that they represent the SFLD.

MaryAnn Corcoran from Hill Engineering presents: Ms. Corcoran explains that this Form A is the result of an error , with an old survey, further explaining that there was an error that could not be mathematically solved, so the best way to correct the situation was to come up with an amicable agreement between the Lerner's and the Sherwood Forest Lake District and thus the new boundary lines. Ms. Corcoran states that the Lerner's property now has the proper frontage and acreage. Lastly Ms. Corcoran explains that the endorsement assures that this is not a subdivision.

Ms. Corcoran answers questions asked by Ms. LaBelle and Mr. Schlanger. Ms. LaBelle polls the Board for a vote:

Marty Schlanger- Approve

Ms. VanNess- Approve

Ms. LaBelle- Approve

The Form A is approved.

Hearing the end of the Form A presentation, Ms. LaBelle turns the meeting back over to Chairperson, Mr. Robert Ronzio.

ANR- Form A- Kelly, Granger and Parsons presents Form A on behalf of Franklin Woods Investments LLC.

Mr. Parsons presents: Mr. Parsons explains that they are creating one lot and one parcel on the easterly side of High Street, Lot 4 (20.293 acres) located primarily in Becket with a small portion in Washington and Parcel A ( .459 acres) entirely in Becket.

Mr. Parsons further explains that this is the Ronning property and that the purpose of the Form A is to make a lot line adjustment in order for the parcel in Washington to be a buildable lot. Board members briefly ask questions then review plans submitted. Mr. Ronzio polls the Board for a vote:

Robert Ronzio-Approve

Ms. VanNess- Approve

Ms. LaBelle- Approve

Mr. Lerner-Approve

Mr. Schlanger- Approve.

The Form A is unanimously Approved.

Public Participation- None

Old Business-

- a. Discussion regarding request to release covenants; 21 Stoney Brook Road.- Mr. Ronzio reports that he will be getting in touch with the attorney representing the sellers of the property and will report back to the Board.
- b. Large and Small Wind Energy Systems bylaw changes- Mr. Ronzio updates the Board members, advising that he and Ann Krawet had presented the changes to the Selectmen at their July 2<sup>nd</sup> meeting. He further advises that the bylaw changes are now on the website and will appear as a public notice in the Berkshire Eagle on July 15<sup>th</sup> and then again on July 22.
- c. Fortune Update- Mr. Ronzio explains that the same issues are still pending with Mr. Fortune and at this time the applicant has still not re-applied.

New Business- Board members receive Informational Packets for upcoming Public Hearing for a Subdivision. The property is owned by the Cohen family and is located at 1210 Main Street, Map

413 Lot 24.3. Members receive packets that have been prepared by Foresight Land Services. Mr. Ronzio reports that Mr. Shep Evans, Conservation Agent has gone to the property.

Mr. Ronzio advises Board members present to please make sure they read and review the current Subdivision Controls Laws prior to the opening of the scheduled hearing on August 13<sup>th</sup>. He further explains that there is currently a bill before the Senate as well as one before the House of Representatives and that pending the outcome, could have an impact on this application.

Correspondence- Read and reviewed

Budget- Read and reviewed

Any other business to come before the Board- None

Mr. Lerner makes a motion to adjourn the meeting , Ms. LaBelle seconds the motion; Meeting is adjourned at 8:06 pm.

Schedule next meeting for Wednesday August 13th , 2014.

Respectfully submitted,

Heather Hunt  
Administrative Assistant

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Robert Ronzio

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Beth VanNess

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Martin Schlanger

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Gale LaBelle

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Howard Lerner