

Planning Board Meeting Minutes
Wednesday, January 14th, 2015 7:00 pm
Becket Town Hall- 557 Main Street

Planning Board Members present: Robert Ronzio; Chairman, Beth VanNess; Clerk Pro Tem, Ann Krawet, Howard Lerner; Associate member.

Planning Board members absent: Gale LaBelle; Vice Chairperson, Martin Schlanger; Clerk.

Public present: Ms. Catherine Hoak

Meeting opens at 7:16 pm

Chairperson, Mr. Ronzio, opens the meeting and announces that meeting agendas are on the table for anyone who would like one. He advises that the meeting is being held in accordance with Massachusetts General Law 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 after the close of the public hearing to make a decision and 14 days to file the paperwork with the Town Clerk, once the decision has been made. Any Appeals of decisions can be made only to the court and must be 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 anyone will be making a recording of the meeting, the secretary confirms that she will be recording for the Planning Board.

Approval of December 17th Meeting Minutes- Ms. Ann Krawet makes a motion to approve the meeting minutes as presented, Mr. Lerner seconds the motion, Ms. VanNess abstains. December meeting minutes are approved as presented.

Public Hearing Continuation-Large Wind- Mr. Ronzio explains to Ms. Catherine Hoak that the Planning Board has been working on the Small and Large Wind Bylaws and briefly explains to her what some of the changes have been thus far. The secretary gives Ms. Hoak a copy of the proposed by law, explaining that all of the proposed changes appear in red. Ms. Krawet further explains some of the proposed changes as well as explains that current approved by law can be read and reviewed on the Town's website.

Small Wind- Board members continue their review of the Small wind bylaw. Members present read through the bylaw briefly discussing the possible use of acronyms as opposed to spelling the words out. Board members continue the review, deciding that adding the verbiage from the “removal and abandonment” section of the Large Wind Turbine bylaw was very well written and that the same words should be used in the Small Wind Turbine bylaw as well. Board members agree to continue the public hearing until February 10th at 7:00.

Old Business- Mr. Robert Ronzio reads aloud a letter received from the Town’s Attorney regarding the Fortune property. Board members briefly discuss and agree the letter was well-written and to the point.

New Business- Mr. Ronzio explains that there was recently an issue with a proposed applicant. Mr. Ronzio goes on to explain that the Planning Board was going to have an application presented for a used car lot, however it was realized that in the bylaws, a used car lot is *prohibited*. He further explains that the applicant may be in attendance at a future meeting to speak with the Board members regarding this very important issue.

Calendar Year 2015 Meeting Schedule- Planning Board members review and discuss calendar/schedule as presented. Board members unanimously agree to dates as proposed.

Ms. Krawet advises that she was able to attend one of the recent seminars at BRPC. She explains that she went to the “Reading a site plan” workshop and explains that it was very informative. Ms. Krawet advises that she will prepare to speak on the subject at the next meeting.

Board members briefly discuss the BRPC meeting to be held on Thursday, January 29th. Board members present express interest in going and request that the secretary take care of sign-ups. The secretary confirms she will do so.

Budget- Read and Reviewed.

Correspondence- Read and Reviewed.

Mr. Howard Lerner makes a motion to adjourn the meeting, Ms. Krawet seconds the motion; Meeting is adjourned at 9:02 am.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio

Date

Ann Krawet

Date

Howard Lerner

Date

Beth VanNess

Date