

Planning Board Meeting Minutes
Wednesday, March 11th, 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: Martin Schlanger; Clerk.

Public present: Todd Cellura- Sovereign Builders.

Meeting opens at 7:10 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 January 14th Meeting Minutes- Ms. Beth VanNess makes a motion to approve the meeting minutes as presented, Ms. Krawet seconds the motion; Ms. LaBelle abstains. Motion passes and the meeting minutes are approved as presented.

Informal Discussion: Mr. Jack Santos- Planning Board members notice that Mr. Santos is not present, table the discussion for a further meeting date.

Informal Discussion- 209 and 211 East Shore Drive, Map 211 Lot 107 and 108.

Mr. Todd Cellura from Sovereign Builders approaches the Board and explains that he has is working for property owners Mary Canty and Robert Linden. He explains

that they would like to combine the two lots that they currently own (209 and 211 East Shore Road) creating one larger lot. They will also be removing the two small cottages that are on each of the properties and plan to build a new 3-4 bedroom home. Mr. Cellura advises that he is in attendance prior to the hearing to answer any questions that the Board members may have. Mr. Cellura continues the review with the Board, further advising Board members of the location of the well and the septic.

Ms. Krawet asks if there is any other place that the driveway can go; Mr. Ronzio further comments on curb cuts and the proposed parking. Mr. Cellura explains that the specifics of the plan are not yet complete. Ms. Krawet suggests that the proposed parking be moved. Mr. Ronzio also states that they will need to have (2) 10 foot sideline setbacks plus traffic ability.

Mr. Lerner states that the proposed home is 28 ft. from the water, Mr. Cellura states that they have been to the Conservation Commission and asked for tree removal permission.

Ms. Krawet suggests making the house smaller, in order to make it fit better on the lot. Mr. Ronzio advises that a 35ft. wide house would fit in the setbacks.

Board members discuss decommissioning the existing wells.

Information packet #2- Palmer Brook, 398 Plumb Road, Map 408 Lot 37.

Board members briefly read and review, advising that the public hearing will be on Wednesday April 8th.

Large Wind Energy Bylaw- Board members briefly discuss and agree that at this point the bylaw is complete. Board members discuss where in the Table of Use Contents, these Wind Turbines should come over, agreeing that it should appear under Industrial, by Special permit.

Small Wind Energy Bylaw- Small grammatical changes are made; Mr. Ronzio presents some re-formatting changes that he has made. Ms. Krawet suggests that mega watts may be considered and to be specified in our definition.

Ms. Krawet makes a motion to continue the public hearing for the small wind turbine bylaw until April 8th, in order to further research. Mr. Lerner seconds the motion. Mr. Ronzio calls for discussion. Planning Board members briefly discuss. Mr. Lerner makes an amendment to the motion that if necessary; the Planning Board can reconvene on April 1st or further go with the draft bylaw as written if the deadline is sooner. Board members further discuss. Mr. Ronzio calls for a vote on the amended motion, amended motion passes unanimously. Mr. Ronzio calls for a vote on the original motion, original motion passes unanimously.

Budget- Read and Reviewed.

Correspondence- Read and Reviewed. Mr. Ronzio reads aloud a letter received from Attorney Brian Winner, regarding the Fortune property. Board members briefly discuss. Mr. Lerner makes a motion for Planning Board to write a letter to the Building Inspector , and to follow up with a letter to the Selectmen as well as the Attorney , Ms. VanNess seconds the motion; Unanimous Approval.

Mr. Lerner makes a motion to adjourn the meeting, Ms. Krawet seconds the motion. The meeting is adjourned at 9:20 PM.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio

Date

Ann Krawet

Date

Howard Lerner

Date

Beth VanNess

Date

Gale LaBelle

Date