

Planning Board Meeting Minutes
Wednesday, April 8th, 2015 7:00 pm
Becket Town Hall- 557 Main Street

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

Planning Board members absent: None.

Public present: Todd Cellura, Wallace and Cherry Dembski, Bob Linden, Mary Canty, Susan Deacon, Michelle Butler, Alan Strassler, Graham Gurry, Holly Gurry, Dick Lyon, Elaine Lyon, Peter Nikitas, John Dowd.

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 March 11th Meeting Minutes- Board members read and review minutes. Mr. Lerner makes a motion to approve the meeting minutes as presented, Ms. Krawet seconds motion, Minutes are unanimously approved.

Public Hearing : Mary Canty and Robert Linden, 209-211 East Shore Drive, Map 211 Lots 107 and 108.

7:15 Chairperson, Robert Ronzio opens the hearing. Mr. Ronzio confirms that all fees and reimbursements have made to the Town and that all proper postings, legal notices and abutter notifications have been done in a timely manner; secretary confirms. Mr. Todd Cellura from Sovereign Builders approaches the Board

members and explains that he is representing Mary and Bob. Mr. Cellura hands out new plans for Board members to review. Mr. Cellura explains that the applicants would like to take down the existing two small cottages that are on two different lots and build one larger 2200 sq. foot home. He explains that since his informal discussion with the Planning Board, he has scaled down the size of the new proposed building, moved it back and can now comply with 2 of the 3 zoning setbacks. Mr. Cellura goes on to explain that they are combining the two lots and that they are now looking for a two foot variance. He advises that pending the survey outcome that one deed will be filed. He also confirms that the two existing wells will be decommissioned. He advises that they will be putting in a state-of-the-art septic system. Ms. Krawet asks about the location of the well and if it could cause a possible problem for an abutter in the future. Ms. Canty advises that they have been very open with all their neighbors, communicating to them as to what their plans are.

Public Input- Mr. Graham Gurry reads aloud a letter expressing concerns that he and his wife have concerning the Applicant's proposal. Mr. Gurry further states that he has spoken with Ms. Canty and Mr. Linden regarding the two issues of concern; Easement condition- the easement to remain intact, no parking, cutting trees, no storage, etc. Also the variance from the septic to the well; detailing the distance from the Gurry's well and the applicant's leach field.

Mr. Cellura presents the Board with the amended septic plan and briefly reviews with them. Ms. Canty advises that at the end of the project they would like to dissolve the easement.

Mr. and Mrs. Elaine Lyden ; 205 East Shore Road, state that their cottage is right next to the driveway, which extends in front of the bedroom and the kitchen. Mr. Lyden explains that noise has always been a problem. Mr. Lyden also states that mud has always been a problem at that location as well. Mr. Ronzio suggests that maybe putting up a fence may help. Ms. Krawet suggests relocating the driveway.

7:50 The public input of this meeting is closed.

Board members briefly discuss. Ms. LaBelle makes a motion to approve the application under Zoning Bylaw 3.4.3, contingent on Board of Health Approval, granting (2) two foot variances from side yard setbacks, allowing a special permit to reconstruct a 4 bedroom residential dwelling in place of the two existing two bedrooms that currently exist. Ms. VanNess seconds the motion; motion is unanimously approved.

Mr. Robert Ronzio- I vote to approve this application because this reduces the nonconformity to the existing lots in the neighborhood by combining them into one. Our approval is contingent upon the new deed being recorded at the Berkshire Middle Registry of Deeds and also upon Board of Health Approval. Septic distance between an existing well on the adjacent lot to the North owned by the Gurrys.

Ann Krawet- I vote to approve this application, contingent on Board of Health Approval, because applicant meets criteria of 3.4.3. Applicant will be taking two existing lots and making it into one larger lot and one 4 bedroom house, with less than 2 foot setbacks on either side of abutting property. This will not be substantially more detrimental than the existing nonconforming structures and lot configuration.

Martin Schlanger- I vote to approve this application, under 3.4.3, based on plans submitted. I have no problem in approving this application but I do insist that the approval is contingent on the deed to the two lots be changed to incorporate them into one lot, before construction. One house as presented is preferred to the two small house on 2 lots. This is also subject to Board of Health approval to the variances for the septic and all foregoing is approved.

Beth VanNess- I vote to approve this application because it is less non-conforming than the old structures. It will be a great improvement to the neighborhood. My approval is contingent upon Board of Health approval and the two lots being combined into one.

Gale LaBelle- I vote to approve this application under 3 .4.3. The builder has made all appropriate modifications possible, and the abutters approve. My approval is contingent on Board of Health Approval.

Public Hearing for Palmer Brook Inc., 398 Plumb Road, Map 408 Lot 37- Attorney Michele Butler introduces herself to the Board members present and advises that she is representing Palmer Brook and the Berkshire Fishing Club. She also introduces Mr. Alan Strassler, President of the Fishing Club.

Ms. Butler explains that they are asking permission to modify the permit that was granted in 1998. Ms. Butler explains that the private club would like to be able to occasionally host weddings for up to 200 people. She advises that a rented tent would be brought in as well as porta-potties, as to not put a strain on the current septic system. Ms. Butler advises that the events would only be held between the months of May and October.

Ms. LaBelle expresses concern, stating that Plumb Road is very narrow. Mr. Strassler states that they will have additional help on hand to assist with parking vehicles. Mr. Ronzio asks what the width of the road is; Mr. Strassler states that he is not sure. Board members further discuss the issue of a disabled vehicle blocking the road, which may not allow for an Emergency vehicle to get by.

Mr. Ronzio reads aloud letters received from: Fire Chief, Highway Department, Conservation Commission, as well as two abutters.

Board members agree that a site visit should be scheduled so that the Board can see the property layout, road, driveway, etc. Attorney Butler agrees that a site visit is a good idea and asks to be advised of when it will be scheduled as she would like to attend.

Ms. LaBelle makes a motion to continue the public hearing until May 13th in order to give the Board members time to have a site visit, Ms. VanNess seconds the motion; Unanimous Approval.

Informal Discussion- Mr. Ziegler (Map 417 Lot 12) presents plans to the Board for his property located on Captain Whitney Road. Mr. Ziegler briefly discusses the possibility of sub-dividing his 26 acre piece of property. Mr. Ronzio and Ms. Krawet ask Mr. Ziegler questions concerning the lot configuration. Mr. Ziegler advises that he will contact the Board in the future if he decides to put an application in. Board members briefly discuss.

Correspondence- Read and Reviewed

Budget- Read and Reviewed

Adjournment- Ms. VanNess makes a motion to adjourn the meeting, Ms. Krawet seconds the motion; the meeting is adjourned at 9:15 pm.

Schedule next meeting for May 13th, 2015.

Budget- Read and Reviewed.

Correspondence- Read and Reviewed.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio

Date

Ann Krawet

Date

Howard Lerner

Date

Beth VanNess

Date

Gale LaBelle

Date