

Planning Board Meeting Minutes
Wednesday, May 13th, 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: Peter Nitakis, Michelle Butler, Alan Strassler.

Meeting opens at 7:00 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 April 8th Meeting Minutes- Board members read and review minutes. Mr. Schlanger makes a motion to approve the meeting minutes as presented, Ms. Krawet seconds motion, and the minutes are unanimously approved.

Public Hearing Continuation- Palmer Brook, 398 Plumb Road, Map 408 Lot 37.

Attorney Michelle Butler advises that it was nice that so many members were able to attend the site visit on April 24th. She further states that they have gone before the Zoning Board of Appeals and have received an approval, along with some additional conditions and contingencies that were imposed by the board. Mr. Schlanger states that he has a few questions still, inquiring as to what days as well

as what times the Club intends on holding such events. Mr. Strassler assures Board members that all events would be over by midnight.

Chairperson, Mr. Ronzio advises that there have been two additional letters received. He goes on to read a letter written by Mr. Peter Leher and Harriet Stopler, abutters at 73 Woodmere Road, expressing concern about the application at hand.

Board members discuss the sunset clause. Mr. Schlanger again expresses concern for the possibility of loud music, stating that under the right weather conditions, the sound will carry.

Board members discuss the guidelines stated in the contract, stating that the host of an event must be a member of the club. Board members further discuss whether or not the host of an event would be in attendance; Ms. Butler advises that in the past the member/host have always been present. Mr. Strassler advises that they currently have 20 members.

Mr. Ronzio asks Ms. Butler about the liquor liability. Michelle advises that the member is responsible for the liability insurance.

Mr. Ronzio asks about the proposed overflow parking area; Mr. Strassler advises that they will restrict the area to 55 cars and that they will assist in parking. Mr. Ronzio states that if they decide to build out the parking lot, they will need to supply the Building Inspector with their plans.

Mr. Ronzio also asks Mr. Strassler about signage; Mr. Strassler advises that they do not have any intentions on putting up any temporary signs at this time.

Mr. Ronzio reads aloud a decision as prepared by Attorney Butler for Planning Board members to hear and discuss further.

After careful review, Board members unanimously agree to add one additional contingency to the decision as prepared and presented by Attorney Michelle Butler. Board members agree to add (#3) In the event that additional vehicle overflow parking is needed; up to 44 spaces, Palmer Brook will be required to submit plans to the Becket Building Inspector.

Chairperson, Mr. Ronzio polls the Board for a vote:

Ms. LaBelle: Approve

Ms. Krawet: Approve

Ms. VanNess: Approve

Mr. Schlanger: Approve

Mr. Ronzio: Approve

The Application is approved unanimously.

Form A- Mr. Peter Nitakis approaches the Board to present a Form A plan from Mr. Ziegler, 211 Captain Whitney Road.

Ms. Ann Krawet immediately recuses herself, explaining that she is a direct abutter to the property owner.

Mr. Nitakis reviews the plan as prepared , showing Parcel 2 (with existing house) having 3.4 acres, 320 foot road frontage and 270 foot setbacks. Mr. Nitakis also reviews Parcel 1, under the rear lot provision, and having 25.8 acres, 90.4 feet road frontage and 85 foot lot width. Ms. LaBelle makes a motion to approve the Form A, Ms. VanNess seconds the motion, Ms. Krawet abstains. The Form A is approved.

Public Participation- None

New Business- Mr. Ronzio reads aloud a letter written by Mr. Stuart Eldred , requesting an exempt status with the Town of Becket's Planning Board. Mr. Ronzio explains that the board has granted a similar request in the past for Big Robin Dam.

Ms. LaBelle makes a motion exempting Sherwood Forest Lake District from the Zoning Requirements, to reconstruct the dam and to store the equipment on their property, Ms. VanNess seconds the motion, Mr. Ronzio and Mr. Lerner recuse themselves, Motion passes and is approved.

Fee Schedule- Board members briefly discuss, reviewing some of the example that are given to them. Board members agree to further discuss at the next meeting.

Correspondence- Read and Reviewed

Budget-Read and Reviewed

Other Business to come before the Board- Ms. Krawet advises that she was in attendance at the BRPC's fifth Thursday dinner meeting that was on the topic of Health in our Towns. Ms. Krawet shares handouts from the meeting with Planning Board members, further providing information that was discussed at the meeting.

Ms. LaBelle makes a motion to adjourn the meeting, Ms. Krawet seconds the motion. Meeting is adjourned at 9:05.

Schedule next meeting for June 10th, 2015.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio

Date

Ann Krawet

Date

Howard Lerner

Date

Beth VanNess

Date

Gale LaBelle

Date