

Planning Board Meeting Minutes
Wednesday, June 10th, 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.

Planning Board members absent: Howard Lerner, Ann Krawet.

Public present: Dave Krawet, Mark Volk.

Meeting Opens at : 7:08 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. Mr. Schlanger makes a motion to dispense with the rest of the procedural reading, Ms. VanNess seconds the motion, Unanimous Approval. Chairperson, Mr. Ronzio moves the meeting forward.

Approval of May 13th Meeting Minutes- Mr. Schlanger makes a motion to approve the May 13th meeting minutes as presented, Ms. VanNess seconds the motion, Minutes are unanimously approved.

Public Hearing- Andrew Ziegler and Margi Coggins, 211 Captain Whitney Road, Applicant requests a special permit.

Chairperson, Mr. Ronzio opens the public hearing and confirms with the secretary, that all fees and reimbursements have been paid. Mr. Mark Volk, representing the applicant, approaches the Planning Board members and presents his plans as he has

prepared for the meeting. He shows the existing driveway, as well as the second driveway to the back lot. Member of the public, Mr. Dave Krawet views the map and questions where his property lines are. Mr. Volk reviews the property boundaries on the plan to make everything clear.

Board members complete a careful review and state that they do not have any other questions. Mr. Ronzio closes the hearing at 7:22PM, Board members deliberate and fill out their opinion slips with their Approval or their Denial.

Mr. Ronzio polls the Board for a vote:

Gale LaBelle – I vote to approve this application under section 7.2.1 of the Town of Becket Zoning Bylaws because they meet all frontage requirements and easements have been addressed. All Zoning Bylaws have been followed.

Beth VanNess- I vote to approve the application because this driveway appears to meet all requirements in 7.2.1.

Martin Schlanger- I vote to approve this application because the proposal meets requirements under bylaw 7.2.1 plans indicate compliance with bylaw.

Robert Ronzio-I vote to approve this application because it conforms with all the requirements set forth in the Zoning bylaws7.2.1/Common driveways.

Mr. Ronzio advises that the Special Permit is Unanimously Approved.

Public Participation- None

Planning Board Re-organization- Ms. LaBelle makes a motion to re-organize the Board.

Mr. Schlanger makes a motion to nominate Mr. Ronzio for the Chairperson position, Ms. VanNess seconds the nomination. Mr. Ronzio accepts the nomination. Mr. Ronzio receives unanimous approval.

Mr. Schlanger makes a motion to nominate Ms. LaBelle for the Vice-Chairperson position, Ms. VanNess seconds the nomination. Ms. LaBelle accepts the nomination. Ms. LaBelle receives unanimous approval.

Mr. Schlanger makes a motion to nominate Ms. VanNess for the Clerk position, Ms. LaBelle seconds the nomination. Ms. VanNess accepts the nomination. Ms. VanNess receives unanimous approval.

Ms. VanNess makes a motion to nominate Mr. Schlanger for the Clerk Pro-Tem position, Ms. LaBelle seconds the nomination. Mr. Schlanger accepts the nomination. Mr. Schlanger receives unanimous approval.

Board to discuss new fee schedule-Tabled until next meeting.

Mr. Ronzio makes a motion to adjourn the meeting, Ms. LaBelle seconds the motion, Meeting is adjourned at 7:35 PM.

Correspondence- Read and Reviewed

Budget-Read and Reviewed

Schedule next meeting for July 8th, 2015.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio

Date

Martin Schlanger

Beth VanNess

Date

Gale LaBelle

Date