

Planning Board Meeting Minutes
Wednesday, July 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.

Planning Board members absent: Howard Lerner.

Public present: Elizabeth Goodman.

Meeting Opens at: 7:06 pm

Vice Chairperson, Ms. Gale LaBelle, opens the meeting and announces that meeting agendas are on the table for anyone who would like one. She advises that she is standing in Chairman for Mr. Robert Ronzio for a portion of the meeting. She 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. Ms. LaBelle 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, Ms. LaBelle moves the meeting forward.

Approval of June 10th Meeting Minutes- Ms. VanNess makes a motion to approve the June 10th meeting minutes as presented, Mr. Schlanger seconds the motion, Minutes are unanimously approved.

Hill Engineering to present an ANR agreement between the SFLD and the Taylor Nominee Trust to deed parcel "A" which is part of Map 217 Lot 66 to Map 217 Lot 67.

(Chairperson, Mr. Robert Ronzio recuses himself)

Attorney Elizabeth Goodman, representing the Sherwood Forest Lake District presents a plan from Hill Engineering for board members to review. She explains that in negotiating an easement for access to the dam, The Lake District is proposing this land transfer to the Taylor Family and there is no money involved in the transaction. Planning Board members briefly review. Ms. Krawet makes a motion to approve the Form A plan as presented, allowing parcel "A" to be transferred to the Taylor family and easement rights will be retained, Mr. Schlanger seconds the motion, Ms. LaBelle calls for a vote:

Mr. Ronzio- Abstains
Ms. LaBelle- Approve
Ms. VanNess-Approve
Ms. Krawet-Approve
Mr. Schlanger-Approve

The plans are past around the meeting table for Board members signatures.

Board to discuss new fee schedule- Planning Board members discuss some of the current fees that are currently being charged for different services provided. Board members review printed material and handouts that have been prepared by Mr. Ronzio for the sake of research and comparison. Board members discuss changing the current fee for an ANR to \$100 plus an additional \$100 per lot. Mr. Schlanger makes a motion to approve the \$100 ANR fee for the first lot with an additional \$100 for each additional lots, Ms. Krawet seconds the motion; Unanimous Approval. Next, Board members discuss the amount of time that should be required of the applicants to give a reasonable notice to the Planning Board when asking to be placed on an agenda. Mr. Ronzio makes a motion to require all applicants to give a minimum of a nine day notice when requesting to be placed on an agenda, Ms. Krawet seconds the motion; Unanimous Approval.

Board members discuss the current cost of a Special Permit application, and possibilities for the future. Mr. Ronzio advises that he will do some more research before the next meeting so that the board can have more information to review and make some definite decisions.

Any other business to come before the Board- Ms. Krawet brings up a topic briefly discussed at a previous meeting, driveways that are placed in sideline setbacks. Board members briefly discuss and agree that such a bylaw amendment would fit best under Section 7.1.20. Mr. Ronzio suggests that some wording to be

considered would be, “No driveway can be constructed within 20 feet of the front boundary markers, the common driveway would not enter within the side boundary without a Special Permit”. Board members agree to further discuss at a future date.

Other bylaws briefly discussed by the Board members include: an animal bylaw, a chicken bylaw, as well as a horse bylaw.

Mr. Schlanger makes a motion to adjourn the meeting, Ms. VanNess seconds the motion;

Correspondence- Read and Reviewed

Budget-Read and Reviewed

Schedule next meeting for August 14th, 2015.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio Date

Martin Schlanger

Beth VanNess Date

Gale LaBelle Date

Ann Krawet Date