

Planning Board Meeting Minutes
Wednesday, January 13, 2015 7:00 pm
Becket Town Hall- 557 Main Street

Planning Board Members present: Robert Ronzio; Chairman, Gale LaBelle, Ann Krawet, Howard Lerner, Martin Schlanger.

Planning Board members absent: Beth VanNess.

Public present: None

Meeting Opens at: 7:05 pm

Chairperson, Mr. Robert 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, Mr. Lerner seconds the motion, Unanimous Approval. Chairperson, Mr. Ronzio moves the meeting forward.

Approval of December 9th Meeting Minutes- Mr. Lerner makes an amendment to the adjournment of the meeting, advising that there was an error. Mr. Schlanger makes a motion to approve the December 9th meeting minutes as amended, Mr. Lerner seconds the motion, Ms. LaBelle and Ms. Krawet abstain as they were not present for the meeting, Meeting minutes are approved.

Form F Certificate of Performance- Cohen property, 1210 Main Street, Map 413 Lot 24.3.

Mr. Ronzio reads aloud a request sent to the Planning Board from Foresight Engineering on Mr. Robert Cohen's behalf, regarding his property at 1210 Main Street. Mr. Ronzio briefly explains to the Board members that everything was done as planned and that the surety deposit should be given back to the owners. Mr. Howard Lerner makes a motion allowing the release of the \$65,000 surety deposit back to Robert and Mary Cohen, Ms. LaBelle seconds the motion ; Unanimous Approval.

Ann Krawet to present- Reconfiguration of 185 and 161 Captain Whitney Road. Ms. Krawet presents plans that Foresight Land Services have prepared for her. She gives a brief description of the property division as shown on the plans. Ms. Krawet explains that lot 1 will now be 2.05 acres (previously it was 8.5 acres) and that lot 2 will now be 12.87 acres (previously it was 6.5 acres). Board members review the plan as presented, checking for acreage, frontage, etc.

The secretary advises Ms. Krawet that in addition to the plan she is presenting, she will need to fill out the Form A form (found on the Town's website) as well as submit the \$50 fee to the Town. Ms. Krawet agrees and advises that she will do that right away and that any approval that the Board gives at this meeting will be contingent upon both of those items as specified.

Mr. Lerner makes a motion to approve the plan as presented by Ms. Krawet, Ms. LaBelle seconds the motion, Ms. Krawet recuses herself. The motion is passed and the plans approved. (Approval contingent upon paperwork is completed and submitted and \$50 fee to the Town is paid in full.)

Public Input- None

Old Business- Board members briefly discuss the current draft of the Medical Marijuana bylaw. Mr. Lerner suggests that the Board should focus their thoughts onto the drafting of a General Marijuana Bylaw instead of a Medical Marijuana bylaw, Mr. Schlanger seconds the motion; Unanimous Approval.

New Business- Mr. Ronzio advises that it is once again budget time and that he has submitted the Planning Board's proposed budget to the Town Administrator.

Mr. Ronzio further states that he is in the process of putting together a report for the Planning Board, to submit for publishing in the Annual Town Report.

Any other business to come before the Board-None

Correspondence- Read and Reviewed.

Budget-Read and Reviewed

Adjournment- Mr. Schlanger makes a motion to adjourn the meeting, Mr. Lerner seconds the motion; Meeting is adjourned at 8:00 PM.

Schedule next meeting for February 10, 2015.

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

Robert Ronzio	Date
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Martin Schlanger	Date
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Howard Lerner	Date
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Gale LaBelle	Date
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Ann Krawet	Date
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