

Planning Board Meeting Minutes  
Wednesday, June 8, 2016 7:00 pm  
Becket Town Hall- 557 Main Street

**Planning Board Members present:** Robert Ronzio; Chairman, Charles Andrews, Colleen O' Conner, Howard Lerner.

**Planning Board members absent:** Gale LaBelle, Ann Krawet

**Public present:** Heather and Mike Anello, Paul Merrill, Ethan Klepetar, Mike Valenti, Ann Sullivan, Kenneth Ferris, George Bruneau.

**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. Lerner makes a motion to dispense with the rest of the procedural reading, Mr. Andrews seconds the motion, Unanimous Approval. Chairperson, Mr. Ronzio moves the meeting forward.

**Approval of April 13, Meeting Minutes-** Meeting minutes tabled.

**Planning Board Re-organization:**

**Chairman-** Mr. Lerner nominates Mr. Ronzio as Chairman, Mr. Andrews seconds the nomination. Mr. Ronzio accepts the nomination. Mr. Ronzio is unanimously elected to serve as the Chairman of the Planning Board for a one year term.

Comment [HH1]:

**Vice Chairman-** Mr. Lerner nominates Ms. LaBelle to be the Vice Chairman, Ms. O’Conner seconds the nomination. It is confirmed that Ms. LaBelle although absent from this meeting has agreed to be the Vice Chairman for the term of one year. Mr. Ronzio polls the board for a vote; Ms. LaBelle is unanimously elected to serve as the Vice Chairman of the Planning Board.

**Clerk (temporary for the month of June only) -** Mr. Andrews nominates Ms. O’Conner to serve as the clerk of the Planning Board for the month of June, Mr. Lerner seconds the motion, Ms. O’Conner is unanimously elected to serve as the temporary clerk to the Planning Board for the month of June.

**Public Hearing: Heather Anello , Becket General Store (Map 207 / Lot 66 )**

Chairman, Mr. Ronzio confirms that all fees and reimbursements have been paid to the Town. He explains to Ms. Anello that it takes 4 positive votes from a five member board and further explains to Heather the choice to defer a meeting as an option as well. Ms. Anello confirms to Mr. Ronzio that it is her choice to move forward.

Applicant Heather Anello introduces herself to the Board as well as her attorney, Mr. Ethan Klepetar and her architect, Mike Valenti.

Mike presents a site plan that he has designed, reviewing the curb cut, traffic flow, parking; for the restaurant, store and tenant.

Mike advises that there is an existing well on the property and that they currently have an application into the DEP to be approved. Mike advises that the property passed Title V for a 4 bedroom house and that they have an Engineer coming out Friday to see if the system can go through the change of use.

Ms. O’Conner asks if there is a grease trap; Ms. Anello confirms that there is. She also advises that there will be a handicap access ramp. Attorney Klepetar also notes section 3.4.5 of the Town of Becket Zoning Bylaws when referencing the building of a front porch.

Mr. Ronzio states that the curb cut was designed for a house and questions whether or not it will be adequate. Ms. Anello explains to Mr. Ronzio that she spoke with Christopher Bouchard, the Town of Becket’s Highway Superintendent. Mr. Bouchard advises that the DOT stated that it should be ok due to the fact that it is an existing structure. Mr. Ronzio advises that due to the change of use, it needs to be widened for Commercial uses. Ms. Anello states for the record that her hours of operation will be as follows: M-Th 6:00a-8:00p, Fri & Sat 7:00a-9:00p and Sun 8:00a-8:00p. Ms. Anello states that they will have their Package Store License only with no drinking on the premise. Ms. Anello states that there will be outdoor dining on the patio or at the picnic tables.

Mr. Ronzio explains to Ms. Anello that with all of the new information that she has submitted to the Board tonight, it will need to also be forwarded to the different Boards and Commissions through the Town of Becket's In Town Notification Policy. Mr. Ronzio advises that he will also need time for the Planning Board members to review the letter written by the Conservation Commission Agent.

**Public Input-** Attorney Ken Ferris stands up and introduces himself. Mr. Ferris advises that he is representing Mr. Alan Lussier on behalf of Becket General Store and that the liquor license that was previously mentioned currently belongs to Mr. Lussier and it is there hopes that the license is not transferred to Ms. Anello.

Ms. Ann Sullivan states that she is a full time Becket resident and that the General Store is an intricate part of the Community. She asks the Planning Board members to please support and facilitate the business to reopen as quickly as possible.

Mr. George Bruneau stands and also speaks on behalf of the of the Store, stating that he goes to the store every single day and that it is a huge part of the Community.

At this time the Conservation Commission Agent, Ms. Mallory Larcom enters the meeting to briefly speak to the 200 foot river zone at the proposed property. Ms. Larcom advises Mr. Valenti of the different possibilities regarding the parking area.

Mr. Ronzio advises Ms. Anello that by the hearing continuation scheduled for July 13 at 7:00 the Planning Board will need to see a letter from the DOT providing the documentation requested, a letter from the Board of Selectmen with their written opinion as well as a letter from the Conservation Commission. Ms. Anello advises that she will check with the Police and Fire Department as well.

Mr. Lerner makes a motion to continue the Public hearing until July 13, Mr. Andrews seconds the motion; the public hearing is continued to July 13 at 7:00PM.

**Public Participation-** None

**New Business-** The secretary passes out the newly drafted Code of Conduct Policy to Board members present. Board members read and review. The policies are signed and dated and returned to the secretary.

**Board Members to appoint a delegate to the Berkshire Regional Planning Commission-** Mr. Lerner makes a motion to nominate Mr. Ronzio to be the

delegate to the Berkshire Regional Planning Commission, Ms. O’Conner seconds the motion. Mr. Ronzio advises that he advises that he will accept the nomination. Mr. Ronzio calls for a vote; Unanimous approval.

**Any other business to come before the Board-None**

**Correspondence-** Read and Reviewed.

**Budget-**Read and Reviewed

**Adjournment-** Mr. Lerner makes a motion to adjourn the meeting, Ms. O’Conner seconds the motion, Meeting is adjourned at 8:40 PM.

**Schedule next meeting for August 10, 2016.**

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

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**Robert Ronzio** **Date**

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**Howard Lerner** **Date**

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**Charles Andrews** **Date**

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**Colleen O’Conner** **Date**