

Planning Board Meeting Minutes  
Wednesday, August 10, 2016 7:00 pm  
Becket Town Hall- 557 Main Street

**Planning Board Members present:** Robert Ronzio; Chairman, Gale LaBelle; Vice Chairman, Clerk, Chuck Andrew, Colleen O'Conner (via remote participation).

**Planning Board members absent:** Ann Krawet.

**Public present:** Michael and Susan Pease, Steve Salvini, Mark Stoughton, Brenda Podolski.

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

**Approval of July 13, 2016 Meeting Minutes-** Ms. LaBelle makes a motion to approve the meeting minutes as presented, Mr. Chuck Andrews seconds the motion; Unanimous Approval.

**Public Hearing –Michael and Susan Pease, 11 Big Bass Lane, Map 413 Lot 53.1 – Applicants request a special permit.**

Chairman, Mr. Ronzio is unsuccessful in trying to reach Planning Board member, Colleen O'Conner by telephone, therefor he advises that he will change the order of the agenda, holding public participation prior to the scheduled public hearing.

**Public Participation-** Mr. Mark Stoughton introduces himself to all present, stating that he and his wife own a home on Robin Hood Lake and wish to put an addition on it. He explains that he is aware that he will need to fill out an application for a special permit but wanted to come before the Board today to get some of his questions answered and to make sure that he has all that the Board will request at the Public Hearing. Mark advises that he would like some guidance as to which Board he should file his application with. He further explains that it is a non-conforming lot with a non-conforming house on it. Planning Board members briefly discuss. Mark advises that as soon as he receives his plan, he will file his complete application accordingly.

**Public Hearing –Michael and Susan Pease, 11 Big Bass Lane, Map 413 Lot 53.1 – Applicants request a special permit.**

Chairman, Mr. Ronzio is able to reach Ms. O'Conner and she is on the phone and going to participate remotely. With four members in place, Mr. Ronzio opens the public hearing and explains that all four members would need to render an approval in order for the special permit to be approved. Mr. Ronzio advises the applicants that they can move forward and continue or postpone until a later date when a five man Board could be present. Mr. Salvini, speaking on behalf of his clients, advise that they would like to move forward.

Mr. Salvini presents the plan that he has prepared (attach plan) and explains what the applicants are requesting. He advises that Michael and Susan Pease are going to create a rear lot so that their daughter can build a house on it. He advises that after they consulted with the Board last time, they went ahead and made slight alterations to the plan so that both lots are fully compliant. He shows Parcel A , the newly created lot to be 2.23 acres and Parcel B to be 3 acres. Ms. Podolski, the abutting neighbor asks Mr. Salvini for some clarification on some dimensions. Mr. Salvini addresses all questions and concerns from the abutter as well as the Planning Board members. Board members briefly discuss.

7:50 PM- Mr. Ronzio asks if there is any more public input or any other questions from the Board, hearing none, he closes the public hearing portion of the hearing. Planning Board members write out their opinion slips. Mr. Ronzio calls for a roll call vote on the application to allow the creation of one rear lot with 106.54 feet of road frontage on Big Bass Lane, totaling 3 acres of land which will be served by a

common driveway. The property is located at 11 Big Bass Lane, Assessors' Map 413 Lot 53.1.

Roll call vote as follows:

Gale LaBelle- Approve  
Chuck Andrews- Approve  
Collen O'Conner- Approve  
Robert Ronzio- Approve

The special permit receives unanimous approval.

**Old Business: Continued Discussion – Drafting a driveway bylaw-** Planning Board members briefly discuss and decide that in the absence of Ann Krawet, this discussion will be tabled until a later date.

**New Business: Becket Federated Church Calendar-** Planning Board members briefly discuss. The secretary advises Board members of the \$1.00 per month advertising fee as well as the \$5.00 cost for each calendar. Mr. Ronzio polls the Board to see if they would like to advertise the Planning Board's monthly meetings as previously done in the past. Ms. LaBelle makes a motion that the Planning Board advertise their meetings for the year at a cost of \$12.00, Chuck seconds the motion; Mr. Ronzio calls for a roll call vote:

Gale LaBelle- approve  
Chuck Andrews-approve  
Robert Ronzio-approve  
Colleen O'Conner- deny

Mr. Ronzio advises that the Board will advertise the meetings for 12 months in the calendar.

Ms. LaBelle makes a motion to purchase one additional calendar at the cost of \$5.00, the motion is seconded. Mr. Ronzio calls for a roll call vote:

Gale LaBelle- approve  
Chuck Andrews- deny  
Robert Ronzio-deny  
Colleen O' Conner-deny

The motion to purchase an additional calendar at the cost of \$5.00 fails.

**Correspondence-** Read and Reviewed.

**Budget-**Read and Reviewed

**Any other business to come before the Board-** Mr. Ronzio advises that he has been thinking about another bylaw that the Board may consider amending. He briefly states that a “one time only” replacement provision on a trailer or a mobile home be added to the existing bylaw. Planning Board members briefly discuss.

**Adjournment-** Ms. O’Conner makes a motion to adjourn the meeting, Ms. LaBelle seconds the motion; the meeting is adjourned at 8:15 PM.

**Schedule next meeting for September 14, 2016.**

Respectfully Submitted,

Heather Hunt, Planning Board Administrative Assistant

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**Robert Ronzio**

**Date**

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**Chuck Andrews**

**Date**

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**Gale LaBelle**

**Date**

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**Colleen O’Conner**

**Date**