



Town of Becket  
Planning Board  
557 Main Street  
Becket, Massachusetts 01223  
Phone (413) 623-8934 Ext. 20

## Meeting Minutes for August 9, 2017

**Members Present:** Robert Ronzio, Alvin Blake, Charles Andrews and James Levy

**Members Absent:** Ann Krawet and Gale LaBelle

**Administrative Assistant:** Jessica Perotti, taking the meeting minutes

**Public Present:** William Cullen, Mannie Sipress

### Call to Order

Mr. Ronzio opens the meeting at 7:00 PM and announces that agendas are on the table for anyone that would like a copy. Mr. Ronzio informs those present that this meeting is being held in accordance with **MGL (Massachusetts General Law) Chapter 40A** and the Becket By-laws. A decision to issue a special permit requires 4 votes from a 5 member Board. Mr. Ronzio introduces himself along with the rest of the Board Members and Administrative Assistant to the Board. Mr. Ronzio explains the Open Meeting Law.

### Board Member Comments and Announcements

There are none.

### Review of Meeting Minutes

The approval of the May and June meeting minutes will be tabled to the next meeting as the majority of the Members present for those meetings are not present tonight. The Board reviews the minutes of meeting held on July 12, 2017 for approval. After discussion, Mr. Blake makes a motion to approve the minutes for the meeting held on July 12, 2017. Mr. Levy seconds the motion. No further discussion. Mr. Ronzio calls for a vote. Charles Andrews recuses himself from the vote. The rest of the Board is in favor. Motion passes to approve the meeting minutes for July 12, 2017.

### New Business- a. Board to discuss the combining of two lots in Becket Woods

Mr. Ronzio informs the Board that the lots will need to have conforming frontage of 200 feet. There should be enough acreage. Mr. Blake lets the Board know it is his understanding that being a part of the Becket Woods Community does not allow for this kind of lot combination. Mr. Blake seeks clarification if the Board's decision would supersede that of the Becket Woods Association. Mr. Ronzio feels that the Becket Wood Association would have the final word on the approval. Mannie Sipress, the person interested in the lot combination, is not present to clarify if he received permission from Becket Woods to combine the lots. The Board discusses briefly what needs to happen and why Becket Woods has this condition. The Board moves on to the next topic. At 7:37 PM, Mannie Sipress arrives to the meeting. Ms. Perotti interrupted the Board before they started the 'Old Business' portion of the meeting and requested that the Board revisit the combination of the lots in Becket Woods topic. The Board agrees and recognizes Mr. Sipress. Mr. Sipress lets the Board know he was looking for direct information from the Board regarding lot combination. Mr. Ronzio lets Mr. Sipress know that Becket Woods has their own regulations regarding combining lots. Mr. Ronzio lets Mr. Sipress know that the Board is really only



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concerned with the following issues: will the lots have 200' of road frontage and a minimum of 2 acres. Mr. Sipress lets the Board know that the lot that his house is on has 161' of frontage and the lot he would like to combine it with has 41' of frontage. Mr. Ronzio lets Mr. Sipress know that if combined, the lot would conform to the code. Mr. Ronzio goes on to let Mr. Sipress know that when Becket Woods was created, they didn't have minimum requirements and that's why there are lots in Becket Woods that are all different sizes. Mr. Ronzio continues to say that that is why a registered surveyor and a lawyer would be needed. Mr. Ronzio asks Mr. Sipress how much acreage is on each lot. Mr. Sipress says he has 5.5 on one lot and 4.7 on the other. Mr. Ronzio lets him know that he would have more than enough land to combine the lots. Mr. Ronzio reminds Mr. Sipress that he would need approval from the Becket Woods Association. Mr. Sipress has not yet gotten permission from the Becket Woods Association. The Board recommends he get their approval before moving forward. The Board also recommends that he be in touch with the Road District of Becket Woods. Mr. Sipress talks about putting another house up in the future. The Board lets Mr. Sipress know that he may have problems subdividing the lots in the future because of the 200' frontage requirement. Mr. Ronzio references section 7.2.2 of the Becket By-laws. Mr. Ronzio continues and lets Mr. Sipress know that if the lots were combined, a common driveway could be used to be able to have two houses there. Mr. Blake recommends to Mr. Sipress that he read Section 7 of the Becket Zoning By-laws before making any decisions. Mr. Sipress thanks the Board for their time and says he will leave things as they are now.

### **b. Board to Discuss Composing Rules & Regulations for the Planning Board**

Mr. Ronzio informs the Board he had written some Rules & Regulations for the Planning Board before that were never officially adopted by the Board. Mr. Ronzio suggests those Rules & Regulations be resurrected and have the Board go from there. Mr. Blake agrees and recommends the same.

### **c. Board to Appoint a Planning Board Member to the Community Preservation Committee Planning Board**

Mr. Ronzio lets the Board know that James Levy was the appointed Member and asks Mr. Levy if he would like to continue to serve on the Community Preservation Committee Planning Board. Mr. Levy would like to serve as long as it is agreeable to the rest of the Board. Mr. Andrews makes a motion to have James Levy serve on the Community Preservation Committee Planning Board. Mr. Blake seconds the motion. There are no other nominations made and no further discussion to the motion. Mr. Ronzio calls for a vote. All are in favor. Motion passes to have James Levy serve on the Community Preservation Committee Planning Board representing Becket. Mr. Ronzio asks Ms. Perotti to let the Town Clerk know of this appointment so that paperwork is prepared.

### **d. Board to Discuss Temporary Moratorium for Medical and Recreational Marijuana**

### **e. Board to Discuss Medical Marijuana By-law**

### **f. Board to Discuss Recreational Marijuana By-law**

Mr. Ronzio put together some information regarding marijuana uses and restrictions. Mr. Ronzio, along with the Board, feels they should not do anything regarding these matters unless or until the Select Board makes such a request officially. The Board goes over some of the information submitted by Mr.



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Ronzio. Mr. Blake makes a motion to table all discussions on marijuana until the next meeting. Mr. Levy seconds the motion. No discussion. Mr. Ronzio calls for a vote. All in favor. Motion passes to table the discussions on a moratorium for marijuana and By-laws for marijuana.

### **Old Business- a. Board to continue discussions on combining lots in the subdivision of the solar field on Tanglewood Circle**

Borrego Solar Systems, Inc. sent a letter last month requesting the Board's thoughts on 2 possible ANR plans. After the Board's discussions, they agreed that the best option would be to subdivide the solar field into two (2) lots keeping Tanglewood Circle in the center. Borrego Solar System's representative, Peter Puciloski, was not able to attend the Planning Board Meeting tonight. The Board discusses what still needs to happen should Borrego Solar Systems, Inc. decide to proceed with their plan.

b. Board to continue discussions on forming a subcommittee to discuss the proposed Driveway By-law  
Mr. Ronzio wants to table the discussion of the Driveway By-laws until Ann Krawet is able to attend. Ms. Perotti advises Mr. Ronzio there is someone who came to the meeting to discuss the Driveway Bylaws and is interested in being on the committee. The Board recognizes William Cullen and explains briefly what has transpired since the By-law was proposed. Mr. Cullen explains to the Board that he and his wife will be becoming permanent residents of the town with the exception of going to Florida during the winter months. Mr. Cullen explains to the Board that they purchased some property on Tyringham Road but before the property was sold to him by the bank, it had been subdivided into 5 building lots. There is a common driveway that cuts across all 5 lots. They would like to combine the five lots into 2 lots and put up another house. Mr. Cullen is concerned about the new Driveway By-law having a pull off every 200 feet. Mr. Cullen goes on to describe the outlay of the land including a rock ledge on one side of the current driveway and a 200 foot drop off along on the other side. Mr. Ronzio confirms that he is familiar with the property. Mr. Cullen continues to say that it is impossible to meet these requirements due to these conditions. Mr. Ronzio references the current By-law for common driveways, Section 7.2.1. Mr. Ronzio goes through the requirements of the current Driveway By-law going over requirements that may be waived by the Board. The Board agrees that Mr. Cullen would not be in compliance with part 8 of the By-law. Mr. Ronzio advises Mr. Cullen to blast out some of the rock ledge to meet the requirement. Mr. Ronzio looks to Mr. Andrews for advisement on the cost of blasting. Mr. Andrews informs the Board and Mr. Cullen that these days hydraulics are used instead of explosives. Mr. Andrews goes on to let Mr. Cullen know that the land moved by the hydraulics could be pushed down over the other side to add more support to the road and would save on hauling costs. Mr. Ronzio advises Mr. Cullen to consult with an engineer. Mr. Cullen says he has worked with White Engineering in the past and was happy with their work. Mr. Cullen briefly describes work they have done for him in the past. The Board talks about other possible ways to split the lots that would allow for the current Driveway By-law requirements. Mr. Cullen thanks the Board for their time and input and leaves the meeting. Mr. Ronzio, along with the rest of the Board, decides to table further discussions of the proposed Driveway By-law until the next meeting.



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### Correspondence

The Board looks over a notice from Mark Burgwardt regarding the Becket-Washington Community Calendar and agrees that the dates listed on the notice will be the dates of the Planning Board meetings for 2018. There is a charge of \$1.00 per listing for a total of \$12.00 for the year to list the Planning Board meetings in the Becket-Washington Community Calendar. Mr. Blake makes a motion to approve the funds needed to list the Planning Board meetings in the Becket-Washington Community Calendar. Mr. Levy seconds the motion. All in favor. Motion passes to pay for the listings of Planning Board meetings in the Becket-Washington Community Calendar. The Board then reviews a letter from Deely & Deely regarding the removal of land from Chapter 61B. There is property in Becket Woods that is being sold and a condition of that sale is giving the Town of Becket first rights to buying the land. The letter is addressed to the Select Board; the Planning Board was copied on the letter for informational purposes only and has no authority in buying the land back.

### Budget

The first deduction from the FY18 budget was \$260.98 to pay for a supplement to a publication by Mark Bobrowski regarding land use and planning laws. A supplement publication comes out every year and if you don't get it, it makes the original publication void. The second deduction will be for \$12.00 to list the Planning Board meetings in the Becket-Washington Community Calendar.

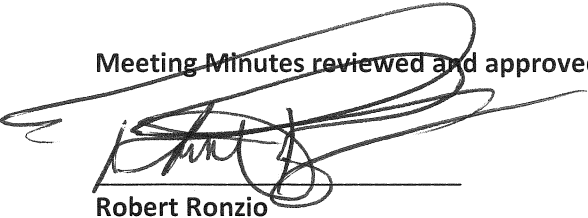
### Any Other Business to Come Before the Board

Mr. Blake asks a general question regarding how 'not for profit' agencies in town are determined to be part of the PILOT Program. Mr. Ronzio says it's not an issue for this Board to determine. The Board discusses past agencies involved in the PILOT Program and agencies that, perhaps, should have been a part of the program.

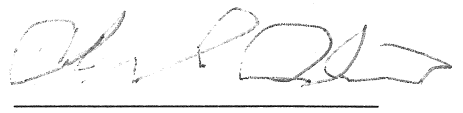
### Adjournment

Mr. Blake makes a motion to adjourn the meeting. Mr. Levy seconds the motion. Mr. Ronzio calls for a vote. All in favor. Motion passes to adjourn the meeting. Meeting is adjourned at 9:03 PM.

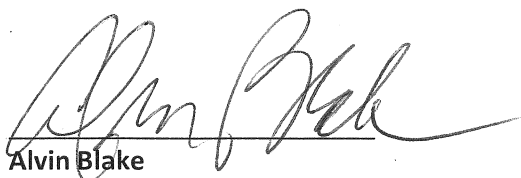
Meeting Minutes reviewed and approved on September 13, 2017 by:



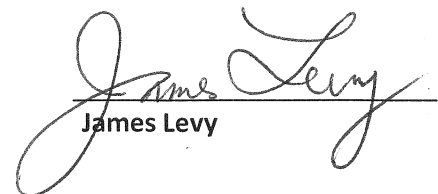
Robert Ronzio



Charles Andrews Oct. 19, 2017



Alvin Blake



James Levy