



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

Meeting Minutes for November 8, 2017

Board Members Present: Robert Ronzio, Gale LaBelle, Alvin Blake, Ann Krawet

Board Members Absent: Charles Andrews and James Levy

Administrative Assistant: Jessica Perotti

Public Present: Mike Parsons

Call to Order

Robert Ronzio calls the meeting to order at 7:04 PM. Ann Krawet arrives just as Mr. Ronzio starts explaining the rules of the meeting.

Approval of Minutes for the meeting held on October 11, 2017

Mr. Ronzio asks if everyone has had a chance to read the minutes for the October meeting and also if anyone has any comments about them. Alvin Blake says they look good and makes a **motion** to accept the minutes of the meeting held on October 11, 2017. Gale LaBelle **seconds the motion**. No further discussion. All in favor. **Motion passes**. The Board members sign the minutes.

Mr. Ronzio announces that the next item on the agenda is "Old Business" but there is someone in the audience that would like to present an **ANR (Approval Not Required)** Form A application that would go under "Any Other Business to Come Before the Board" and asks if anyone would mind changing the order of the agenda. The Board agrees that they will hear the ANR first.

Any Other Business to Come Before the Board

The Board recognizes Mike Parsons, of Kelly Granger Parsons and Associates, who is here on behalf of his client and would like to take approximately 70 acres of land on Lane Road, also known as Old Becket Town Road, also known as Old YMCA Road and proposes to divide it into five (5) individual parcels. All lots will have the adequate amount of road frontage and acreage required. Although it is not necessary for the ANR, Mr. Parsons performed percolation tests on each lot, for his client, to ensure all lots would be considered buildable for the purpose of a purchase and sales agreement. The Board discusses with Mr. Parsons the type of land that is on the property; there are wetlands included on the property. Mr. Ronzio reviews the presentation and says there is the required amount of frontage and acreage for each lot. The Board Members sign the maps and paperwork. Mr. Parsons thanks the Board for their time and leaves the meeting.

Old Business

- a. **Board to Discuss proposed moratoriums on recreational & medical marijuana to prepare for an upcoming Public Hearing.**



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Mr. Ronzio continues with the agenda and begins the discussion regarding the upcoming Public Hearing regarding temporary moratoriums for recreational and medical marijuana treatment facilities. Mr. Blake asks about the process of a Public Hearing. Mr. Ronzio answers that it is not much different than a regular meeting. Mr. Ronzio explains that the meeting will open, as usual, and the rules will be explained. Basically, the two moratoriums will be presented and a discussion will happen with whoever comes to the meeting. Mr. Ronzio further explains that the purpose of the hearing is to get input from the public. Mr. Blake wants to know if they will be asked questions at the hearing. Mr. Ronzio says people may ask questions but their job is really to collect information- not to influence people's opinions. Mr. Blake questions how long they should wait if no one comes to the meeting. Mr. Ronzio says that he has never been to a Public Hearing that didn't have at least one or two people there but they will wait no more than 30 minutes for people to arrive to the meeting. Mr. Ronzio expects at least some, if not all, of the Select Board Members to attend. Ms. LaBelle questions if a decision will need to be made that night. Mr. Ronzio says the Board will not need to make a decision the night of the hearing. Mr. Ronzio continues to say that if the article is to appear on the warrant, then at some point, a motion will need to be made to determine whether or not the Board will approve or disapprove the warrant article for the Special Town Meeting. The Selectmen will also be putting their endorsement on the article as well; Mr. Ronzio is confident that they will be in favor of endorsing it. The Board fills in a Form 7 to ensure all time requirements will be met. The Board has a brief discussion about parties that have shown interest in marijuana developments in town.

b. Board to discuss Section 6.6 of the Zoning By-laws regarding Large-Scale Ground-Mounted Solar Photovoltaic Installations, to prepare an upcoming Public Hearing

Mr. Ronzio moves on to the discussion regarding Section 6.6 of the Zoning By-laws regarding Large-Scale Ground-Mounted Solar Photovoltaic Installations (LSGMSPI). Mr. Ronzio explains that the December Planning Board meeting will be held at the close of the Public Hearing regarding the LSGMSPI By-law. The Board fills in a Form 7 to ensure all time requirements will be met. The Board then drafts a notice that will be published in the Berkshire Eagle on November 21, and 28, 2017 to give notice of the Public Hearing to be held on December 13, 2017 at 7:00 PM. Ms. Perotti lets the Board know that the Berkshire Eagle sent a holiday deadline notice and this notification will need to be in to them by November 17, 2017. Ms. Perotti says she will have it in to the Berkshire Eagle by Monday, November 13, 2017. The Board goes over the changes they approved to be made to the LSGMSPI By-law. Ms. Krawet reads the by-law aloud to ensure the proper changes have been made and for the Board to address further errors to be corrected. The Board agrees that the Commonwealth of Massachusetts should be throughout the document. In order to transfer the approving authority from the Zoning Board of Appeals (ZBA) to the Planning Board, the Board approved to



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change "Site Plan Review Board" to "Planning Board" throughout the by-law at their last meeting. There is reference to a Section 3.12.2 of the by-law that does not exist. The Board tries to determine what that section should be but agrees that this matter will need to be addressed at another time. Mr. Ronzio informs Ms. Perotti that the changes need to be documented showing what replaced that which will be taken out of the document. Mr. Ronzio also lets Ms. Perotti know that these changes will need to go up on the town website, to the Town Clerk and to Beverly Gilbert, Town Secretary, to have on file should anyone like to review the changes that were made to the document.

c. Proposed Driveway By-law

The Board tables this discussion.

d. Rules & Regulations of the Planning Board

The Board tables this discussion.

New Business

The Board reviews a memo from Beverly Gilbert regarding the Annual Town Report. Reports for the Annual Town Report need to be turned in by January 31, 2018. Mr. Ronzio says that the minutes for 2017 will need to be reviewed to tally all the different types of permits that were issued throughout the year. Ms. Krawet makes a suggestion to tally these things throughout the year instead of at the end. Mr. Blake suggests that if the report is ready by the January meeting, the rest of the Board could comment on the report and possibly add to the report. Mr. Ronzio agrees to have the report ready for the January meeting.

Budget

There have been no changes to the budget since October. Ms. Perotti informs the Board that \$60.00 was scheduled to come out of the budget to allow Mr. Blake and Ms. Krawet to attend a training seminar but the seminar was canceled. The same speaker is scheduled for another seminar on November 15, 2017 and the cost for this seminar is only \$10.00. Mr. Blake says he cannot attend the second seminar. Ms. Krawet has already signed up for this seminar and Ms. Perotti says she would also like to attend. Mr. Ronzio agrees that he will attend the meeting and will drive everyone down to the meeting. Ms. Perotti then asks the Board if anyone would like to attend the dinner hosted by the **BRPC (Berkshire Regional Planning Commission)**. Mr. Blake and Ms. Krawet say they would like to attend this meeting. The cost, per person, is \$30.00. Ms. LaBelle makes a **motion** for \$60.00 to come from the budget to pay for Mr. Blake and Ms. Krawet's tickets for the BRPC dinner. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**. Mr. Ronzio makes a **motion** for \$30.00 to come out of the budget to cover the cost of the tickets for Mr. Ronzio, Ms. Krawet, and Ms. Perotti. Ms. Krawet **seconds the motion**. All in favor. **Motion passes**.



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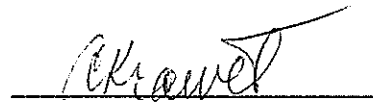
Adjournment

Mr. Blake makes a **motion** to adjourn the meeting. Ms. LaBelle **seconds the motion**. All in favor. **Motion passes**. Meeting is adjourned at 9:39 PM.

Meeting Minutes Reviewed and Approved on December 13, 2017 by:



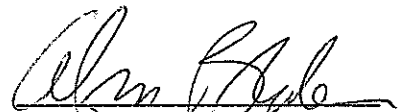
Robert Ronzio, Chairman



Ann Krawet, Clerk



Gale LaBelle, Vice Chairman



Alvin Blake, Clerk Pro Tem