



**Town of Becket
Zoning Board of Appeals
557 Main Street
Becket, Massachusetts 01223
Phone (413) 623-8934 Ext. 122**

Meeting Minutes for November 7, 2023

Board Members Present Alvin Blake, Mary Canty, Robin Mathiesen, Jeff Wilkinson

Board Members Present via Zoom: Christopher Milenkevich

Board Members Absent: Sarah Hoecker

Public present: Al Thorp

Public present via Zoom: Gary Levene, Jeremy Martin

Administrative Assistant: Tess Lundberg

1. Call to Order: Mary Canty, acting chairperson, opens the meeting at 6:15PM.

2. Board to review and approve the minutes of September 5, 2023. Mr. Blake makes a motion to approve the minutes of 9/5/2023. Ms. Mathiesen seconds the motion. Mr. Blake votes in favor. Ms. Canty abstains. Ms. Mathiesen votes in favor. Mr. Milenkevich votes in favor. Motion passes.

3. New Business

a. Informal discussion- 152 Greenwater Drive. Ms. Canty invites Mr. Thorp of Accord Engineering to address the board. Mr. Thorp shows the board the site plan. Mr. Thorp states the property is one quarter to one third of an acre in size. Mr. Thorp states they wish to make modifications to the house extending the existing screen porch and adding a dormer. Mr. Thorp states the existing garage structure has structural problems and the best option was to replace the building. The proposed replacement structure will be rotated so the long axis runs parallel to the property boundary, not moving any closer to the boundary and not increasing the present non-conforming status.

Ms. Mathiesen asks if the abutter has any objection to the building on the property line, the removal of the existing building.

Mr. Wilkinson asks if they have spoken to the Building Inspector.

Mr. Blake asks if there is any reason why the new building could not be moved further away from the boundary.

Mr. Thorp states there is an existing retaining wall that would be impacted if the building footprint is moved. Mr. Thorp shows the grade drop off on the plan. Mr. Thorp states the lower level is boat storage, the upper level is office space with a bathroom. Mr. Thorp states there will be no increase in the number of bedrooms on the property.

Mr. Wilkinson states if the Building Inspector advised the applicant to come to ZBA he would want to see the exact setbacks to the property lines on the plans.

Mr. Thorp states the question is if the proposed alteration is increasing or decreasing conformity, moving it toward the lake would make it less non-conforming.

Mr. Leven states if we move the structure back it may obstruct the lake view of the neighbors.

Mr. Wilkinson states if this application comes before the ZBA we would want to do a site visit.

Mr. Blake states the applicant should meet with the Building Inspector to confirm if this application should go to ZBA or the Planning Board.



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Mr. Thorp states section 3.4.3 for non-conforming structures states the Planning Board may issue a special permit. Mr. Thorp states they will be in touch with the Building Inspector.

b. Board Vice Chair role – Mr. Milenkevich states he is willing to become a full member of the board. The board decides to continue the discussion of the Vice Chair role at the next meeting that has all board members present. Mr. Blake states if Mr. Milenkevich is going from alternate member to full member, we should ask the Select Board to announce an opening for another alternate member.

4. Old Business - none

5. Public Input - none

6. Any other business to come before the Board -Mr. Blake states there are several upcoming training classes available. Ms. Mathiesen states she will check on the status of training requirements for re-appointed board members.

7. Budget - continued

8. Adjournment

Mr. Blake makes a motion to adjourn. Ms. Mathiesen seconds the motion. Mr. Blake votes in favor. Ms. Canty votes in favor. Ms. Mathiesen votes in favor. Mr. Milenkevich votes in favor. Motion passes.
Meeting adjourned at 6:55 PM

Meeting Minutes reviewed and approved January 2, 2024 by:



Sarah Hoecker


Jeffrey Wilkinson

Alvin Blake


Robin Mathiesen

Christopher Milenkevich


Mary Canty