



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

**Meeting Minutes for January 2, 2024**

**Board Members Present via Zoom:** Mary Canty, Sarah Hoecker, Robin Mathiesen, Jeff Wilkinson, Tom Salzer

**Board Members present via Zoom:** Alvin Blake, Chris Milenkevich

**Board Members Absent:** none

**Public Present:** Art Feltman, Robert Ronzio

**Public present via Zoom:** Bob Alarie

**Administrative Assistant:** Tess Lundberg

**1. Call to Order** – Sarah Hoecker called the meeting to order at 6:03 PM.

**2. Board to review and approve the minutes of November 7, 2023 and December 12, 2023. Board to sign the already approved minutes of September 5, 2023.**

Ms. Mathiesen makes a motion to approve the minutes of November 7, 2023. Mr. Wilkinson seconds the motion. Mr. Blake votes in favor. Ms. Canty votes in favor. Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, Mr. Milenkevich votes in favor, Mr. Salzer votes in favor, Mr. Wilkinson votes in favor. **Motion passes.**

Ms. Mathiesen makes a motion to approve the minutes of December 12, 2023. Mr. Wilkinson seconds the motion. Mr. Blake votes in favor. Ms. Canty votes in favor. Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, Mr. Milenkevich votes in favor, Mr. Salzer votes in favor, Mr. Wilkinson votes in favor. **Motion passes.**

**3. New Business**

**A. 281 South Cove Drive Dimensional Special Permit application**

Ms. Hoecker asks the applicant, Art Feltman, to address the board. Mr. Feltman states he has been a co-owner of this seasonal cabin for 25 years. Mr. Feltman states he has used the cabin for summers. Mr. Feltman states he plans to retire in a few years and would like to be able to use the property for 3 seasons. Mr. Feltman provides plans to the board, and states the 166 square foot addition would expand the bathroom from a half-bath to a full bath. Mr. Feltman states the plan has already received approval from the Conservation Commission. A letter from direct abutter Gregory Regan at 304 South Cove Drive, supporting the application, is read by the board. Mr. Feltman points out that the letter from Mr. Regan explains the property he will be encroaching on the setback relative to a buffer parcel that was incorporated into the Regan property. Mr. Feltman states the current building is 10 feet from the property line. Mr. Feltman states the proposed addition would be 5 feet from the property line.

Ms. Hoecker asks if any the board members have any questions. Ms. Canty asks if the property has central heat. Mr. Feltman states it has electric heat.

Ms. Hoecker asks if any members of the public have any questions. Mr. Alarie states has no comments. Mr. Ronzio states he is just observing.



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Mr. Wilkinson states in general he is not in favor of encroaching on the setbacks. Mr. Wilkinson states he would be in favor given that this structure is already encroaching and the neighbor supports the proposed addition.

Ms. Hoecker asks if there are any other questions or concerns about the application. Hearing none, Ms. Hoecker asks if any board members would like to make a motion. Mr. Wilkinson makes a motion to approve the application, contingent on Conservation Commission approvals. Ms. Mathiesen seconds the motion. Mr. Blake votes in favor. Ms. Canty votes in favor. Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, Mr. Milenkevich votes in favor, Mr. Salzer votes in favor, Mr. Wilkinson votes in favor. **Motion passes.**

Ms. Hoecker states she will prepare the decision notice. Ms. Lundberg states she will contact the appropriate board members for signatures on the Record of Proceedings and Notice for Recording. Ms. Hoecker explains to Mr. Feltman the signed documents will be ready within 14 days of this hearing, and there is a 20-day appeal period once filed with the Town Clerk.

**4. Old Business**

Ms. Hoecker advises the board that she has completed the annual report. Ms. Hoecker states the board will be level funded for the next fiscal year.

Ms. Hoecker states she has reviewed current bylaws and has sent her findings to board members. Ms. Hoecker states there are some places there is ambiguity to the jurisdiction of the Planning Board or the Zoning Board of Appeals is not clear, placing strain on applicants. Ms. Mathiesen states she has had conversations with the Building Inspector regarding zoning bylaws that are not clear. Ms. Hoecker states having looked at the bylaws critically there are a lot of areas that need clarification. Ms. Hoecker suggests that the average US reading level is 5<sup>th</sup> grade, making it difficult for the average person to understand these regulations. Ms. Hoecker suggests that the board start by concentrating on section 3 of the bylaws. Mr. Blake states he has created a warrant article, they would need a public meeting in early March. Ms. Hoecker suggests the board meet again on January 23, 2024 and February 6, 2024, with public notice, to work some revisions.

**5. Public Input- none**

**6. Any other business to come before the Board- none**

**7. Budget-** Ms. Hoecker reminds the board members there are funds available in the budget to reimburse members for taking classes related to zoning issues.

**7. Adjournment**

Ms. Mathiesen makes a motion to adjourn. Mr. Wilkinson seconds the motion. Mr. Blake votes in favor. Ms. Canty votes in favor. Ms. Hoecker votes in favor, Ms. Mathiesen votes in favor, Mr. Milenkevich votes in favor, Mr. Salzer votes in favor, Mr. Wilkinson votes in favor. **Motion passes.**

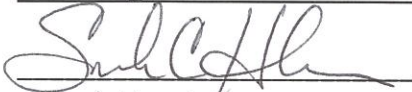
Meeting adjourned at 6:50 PM.



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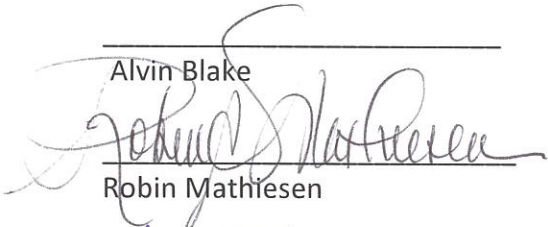
**Meeting Minutes reviewed and approved February 6, 2024 by:**

  
Sarah Hoecker

  
Jeffrey Wilkinson

Alvin Blake

Christopher Milenkovich

  
Robin Mathiesen

  
Mary Canty

  
Tom Salzer