



**Halifax Planning Board
Meeting Minutes
January 18, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday, January 18, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, clerk: Larry Belcher and Jonathan Soroko
Absent: Gordon Andrews and Karlis Skulte

The meeting was called to order at 6:35 p.m. and the agenda was read into the minutes by Mark Millias
Motion to accept the agenda as read

MOTION: Larry Belcher

SECOND: Jonathan Soroko AIF

Appointments:

6:30 p.m. Site Plan Review: 506 Plymouth St. Pope's Tavern

In attendance was John Campbell presenting the plans to renovate and addition to the building for the Council on Ageing. Mr. Campbell went over the elevation and floor plans with the board members. Layout for the elevator shaft, kitchen, large rooms within the new addition. The parking will have to be moved to the front of the building and out in back.

Mr. Millias asked if they are Architect plans? Mr. Campbell advised they are.

New second of first floor will be on large room, the kitchen off to side with elevator, and a full basement. The existing buildings second floor is not usable as it not handicapped accessible. With the project it will be usable and will be restructuring the rooms on the second floor. First floor hallways will be handicap accessible.

Mr. Millias asked for engineered plans for the setbacks. Mr. Campbell stated that they went to the Zoning Board last week and gave the side setbacks, front and back are ok and also gave a waiver on the parking because of the size rooms, it requires 60 parking spaces, no way to get them so they gave us a waiver for them. The original building is only 17 feet from the street, so the new building won't be any closer to the line.

Mr. Millias asked about the limitation of the spaces, if it affects the square footage of the building?

Mr. Campbell said that is what determines the number of spaces required. They waived it under that's there is no way to get them over there.

Charlie Seelig then spoke that with certain events if there is parking within a certain distance, it serves as additional parking.

Mr. Millias as if They didn't limit the size or amount of people because of the additional parking.

Mr. Campbell stated that they realized they could move over to the Town Hall or the Library.

Mr. Belcher suggested to have more Handicap spaces. C. Seelig then brought up the fact that the Building Inspector spoke to him regarding the Handicapped parking and the Town needs to follow the rules on the basis of 57 not the reduced number, so would need a third Handicap space. The two spaces shown can serve as a van spaces which is required with the empty spaces large enough for van accessibility. What is suggested is the section closest to Plymouth St. that one in the corner closest to the main driveway be a third Handicapped spot. Probably will need to reconfigure the walks, not the ramps but the walks to the ramps, so that person(s) in that space don't have to go out, down the driveway and back into the pass. Also by reconfigure the paths In the long turn may be increasing the Handicapped parking spaces from 2-3 to 4, 5 or

6. Those additional spaces can go along in that lot. By reconfiguring the walks, all those spaces will have easy access to the walkways and ramp systems without having to go out into the driveway

Mr. Campbell said they should have a hard surface walkway out of that parking lot anyway. Mr. Seelig then briefly touched on the additional Handicapped spaces which have been provided at the Town Hall's parking even though it was not required, it was more of getting a demand for them. The COA will probably get more demand for the Handicapped spaces.

Members and Mr. Campbell discussed to reconfigure the walkways. Mr. Campbell said they could connect the additional walkways to the current ones. Which will serve the 14 spots (in the front of the building) even if they ended up all Handicaps across there. Mr. Belcher asked about the proposed Handicap spaces (on the plan) and what was next to them. Mr. Campbell stated that it was grass areas. It was suggested you could even put another Handicap space there, which could settle the situation.

To clarify what is existing and what is proposed, members went over the ramp and walkway system with Mr. Campbell. Basically every entrance has a ramp access. Mr. Campbell stated it was required to put a door on the big room for second access and there is ramp there as well.

Mr. Millias asked for a list of what was granted by the Zoning board other than the Handicap spaces.

Bert Gaynor spoke (from the audience) that they have two frontages, so they varied the number of parking spaces and did not mention Handicap on that application. (secretary stated that the letter of approval did not mention the reduction of parking) Mr. Gaynor said the application does. It was then reviewed. Mr. Millias said the decision granted a variance from the front setback on South Street. The Special Permit was for the pre-existing, non-conforming use. Mr. Millias also asked if it was inside the Historic District. Mr. Campbell stated that it was, and they have been contacted. He stated that as long as they leave the front of the building existing as is, with the chimneys on the roof, they were happy. Mr. Millias asked if there were any questions on the design. Mr. Campbell said no. He also advised that the plans are 99% completed, so they will get the spaces added and get it back to the board.

Mr. Millias suggested to keep the green space and designate a few (handicap) spaces up front, provide the ramp. Other than that, there seems to be no issues. Mr. Campbell will be meeting with the architect, update the plans with the next configuration and will bring back to the board for final approvals. (next meeting will be Feb. 1)

6:45 p.m. Mr. Cled Ferreira is not available.

6:50p.m. Valter Ferreira – 320 Monponsett St. Discussion of new site plan.

Present. Mr. Ferreira Site plan review, (has not been submitted prior to meeting)

Would like to put a garage on property, parking spots to sell cars and inside the fenced area would like to park trucks used for his landscaping business.

Mr. Millias stated that the parking was used before (previously approved for car sales)

Mr. Ferreira mentioned that it was dirt and gravel, he has been cleaning it up and will be looking for approval first then design the building.

Mr. Millias stated that there isn't any change, just the building.

Mr. Soroko asked about the fencing. Mr. Ferreira said no, will not block the view of the cars to be sold. Will have landscaping on the perimeter (10-12')

Mr. Millias asked if it was essentially the same plan. Mr. Ferreira stated it was and just is changing where the garage will be located.

Mr. Soroko asked about the sign and if it will be within the size allowed. Mr. Ferreira will discuss when the time comes. He also advised of the drain (at the street) and he is cleaning it from debris.

Mr. Millias asked if the garage will service the vehicles or just park his trucks inside.

Mr. Ferreira stated that he will be working inside the garage. The office would be in a trailer. (secretary advised that a permanent trailer may not be allowed, by-laws are for temporary trailers) Mr. Ferreria stated if not, he will have an office in the house. It is in the business zone so would probably be allowed. Mr. Ferreira stated he is the owner and resident of the property and he owns and runs the business. He

Members discussed the size of the trailer and if it is allowed, along with any setbacks requirements, this will have to be looked into it and advised. Constructions trailers are permitted while building, but are only temporary.

Mr. Belcher asked that he will be selling vehicles and running a landscaping business.

Mr. Ferreira stated the landscaping business will just be for the trucks, there will not be any piles of mulch, etc. just will be for parking.

Mr. Millias. So no stock yard.

Mr. Ferreira said he has to have the information on all the vehicles for insurance purposes, how many.

Mr. Millias stated that having unregistered vehicles is a separate issue.

(secretary advised he will have to go to the Board of Selectman for a Class II license to sell the cars.) The Board can recommend to the Board of Selectman how many vehicles he can have to sell, what they think is reasonable along with the equipment for the landscaping business.

Mr. Ferreira stated there will be 2 dump trucks, 3 other trucks and 3 trailers.

Mr. Millias asked if there will be people working out of the building. Employees.

5 spaces for the landscaping vehicles and provide for customer parking then determine how many cars can be stored on the lot for sale.

Mr. Ferreira asked if he can put up a fence and park the landscaping equipment in the back.

Mr. Soroko asked about conservation and paving? Mr. Ferreira said he still has plenty of green space even with gravel driveways and after the garage is up, he would still have 36% green.

Mr. Belcher asked what was approved before. Mr. Ferreira said 21. Spaces, but what

Mr. Soroko reiterated to clarify that landscaping would be his main business and then have and sell cars on the side.

Mr. Ferreira said it would not be a 24 hr. dealer, his wife will be there doing stuff, he may get cars from auction, fix them up and sell.

Mr. Millias asked about the office trailer, no employees. Mr. Ferreira said no, doesn't want anything big, just want to be able to relax and do things. Mr. Millias: and keep that separate from the house. Mr. Ferreira said yes.

Secretary advised that zoning approved 14 for used vehicle sales, 7 spaces for customer, handicap and employee parking. (and will have to go to zoning for his own permit)

Mr. Millias reviewed the parking requirements and stated that he will need 6 just for the size of the building, plus one employee, Service bay giving 2 spaces for the bays. Mr. Millias asked if he was have 2 large doors and 1 service door?

Mr. Ferreira said yes something like that, small, maybe just one big door and drive in.

Mr. Millias said to make sure they took into consideration that you have a 40' radius for the vehicles, trailer and make sure you can swing it. Members and Mr. Ferreira discussed the size of the vehicles and the proposed garage. Parking in, and backing up with or without vehicles parked for sale. Need to make sure there is enough space. They also discussed the possibility of how or where to place the bay doors.

It was asked if they will be doing repairs on the cars? Mr. Ferreira said he would like to. He was then advised that Zoning Board would approve that. He would like to buy cars and if they need repairs he does not want to work underneath it. Mr. Millias stated that he is not sure how that works, if he is the owner of the vehicle, on his property, in his garage. However it would be a business doing repairs. Mr. Ferreira agreed. Planning Board would recommend him to go to the Zoning for certain required permits.

Members and Mr. Ferreira discussed again the office trailer, if it is not allowed, he will try to make other arrangements. They also discussed if building a shed as an office would be more affordable and fit into the by-law requirements, but would still have to adhere to the setbacks. Putting that aside, Mr. Ferreira thought to maybe have an office in the basement, as the basement inside the home is already finished. Another option would be having a bump out off the proposed garage as the office. He would need to decide on what he wants for a garage, how he would access, where the bays would be then he can come back for another informal review. Secretary advised the process of the Formal Site Plan Review. Mr. Ferreira said he will be contacting the Engineer regarding some changes that were discussed. (copy of plan submitted for our records)

Discussions:

The Building Dept. has had inquiries about Halifax Trails, Multi-family Development and it was asked about the “plans” that were approved and who signed them. The plans did not have a signature block so they were not signed by the board. It is suggested by the Town Administrator to have a by-law change to have a requirement of the signature block for site plans in order to track the “plan” approved and any recording if necessary. Put it in our planning board procedure, so as no question of who and what was approved (as opposed to verbal approval siting date and title of plan).

Members agreed to this should be put into procedure and have a signature plan for approvals.

Board of Selectman meeting: Discussion on Zoning changes, Tuesday Jan 23rd @ 8:30 . Mr. Soroko, Mr. Belcher and Mr. Millias all stated they would try to attend the meeting.

Action to be taken:

Unregistered vehicle(s) permit application. Board of Selectman is asking if the Planning Board has any requirements. (site paln review, etc.) Mr. Millias read the request for Oscar Magnuson, 13 Eleventh Ave, maximum of 2 unregistered vehicles. Members briefly discussed if it is open ended, any time limits, do they want to do a site plan. A public hearing will be held and abutters notified. Members agreed that no site plan is required or any restrictions. Mr. Belcher signed the verification for the Planning Board.

Unregistered vehicle(s) permit application –request for Derek Dowding, 370 Monponsett St, maximum of 2 unregistered vehicles. Mr. Belcher signed the verification for the Planning Board.

Discussion: By-law.

Building Permit requirement. Members discussed what constitutes something requiring building permits. Is it strictly “structural”, what would be “structural? Windows, doors, siding. How is siding structural. It could be argued that siding although not structural needs a permit based on requirement for disposal. Mr. Soroko tends to think there is a lot of gray area, siding replacement windows, are not structural. However if a wall is opened up for windows, it is now structural. If not changing any sizes, it’s not structural.

In-law apartments – Mr. Belcher started the discussion in regards to a public hearing and notification every five (5) years for renewals. His thought is that there is no reason for a permit (renewal) for an in-law apartment to be granted after the initial in-law apartment is permitted, unless there changing it. He thinks time limit permits, are not necessary, why go thru the same process of a renewal. Mr. Millias stated that they discussed it at a prior Board of Selectman meeting and thinks it should be “by right” and voiced (his) opinion. Mr. Soroko then stated that he thinks that is how a lot of people would voice. Should not have to share one common area, where you would want to keep your extended family separate, you would want your privacy.

Update: Building Dept. was notified (by a random resident) that the last lot on Pasture Lane has been sold, he was advised that the lot is being held and they cannot build until it is released by coming back to the board and putting up a bond to finish the road.

Update: Emails send to members regarding Burrage Pond and the Division of Fisheries and Wildlife wanting to obtain a parcel that the Town owns and if the Board had any interest in the matter. Town may be selling a parcel that they want. Mr. Millias spoke of the history and the access from the Halifax side. This parcel will not be for access. Mr. Belcher heard/read that they may want to open it up to hunting and fishing. As the board they have no issues with the town selling the parcel.

Bills payable:

Motion to pay WB Mason Invoice #'s \$39.77 for office supplies.

MOTION: Larry Belcher
SECOND: Jonathan Soroko AIF

Motion to accept the Meeting Minutes of December 21, 2017

MOTION: Larry Belcher
SECOND: Jonathan Soroko AIF

Motion to adjourn meeting.

MOTION: Larry Belcher
SECOND: Jonathan Soroko AIF

It was unanimously voted to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary