



**Halifax Planning Board
Meeting Minutes
November 1, 2018**

OFFICIAL

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

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

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

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

Discussion:

Present: Joe Murray, Dunkin Donuts –

Mr. Murray was here before regarding the signage at the site of 355 Plymouth St. He handed out a couple examples of the “Halo” lighting he would like to do. He has already installed the sign, but not turned on. Waiting to get approval from the board. He is here to see what is next.

Planning Board is Special Permit granting authority. Mr. Andrews asked if he had filed for a special permit. Mr. Murray said no. Mr. Andrews noted the procedure for applying for the special permit, have to file for a hearing, notify abutters, notice in paper, have the hearing, then make a decision based on the information.

Mr. Millias added that their [the board] interpretation is the lighting did not come from the inside. The light projects out the back and reflects off the building. Where it says internally lite, the interpretation of the enforcement officer was that the housing for the light was inside the sign. Were we interpret it different. We [board members] believe that the by law was there to stop the types of signs that are plastic on the outside and lite from the inside shinning out. I hope we can get that cleared up. I hope the sign is acceptable.

Mr. Murray stated that the sign is small on the building (not very noticeable). Mr. Soroko stated it’s just a different way to illuminate the back of the building to make the letters stand out versus illuminating the letters. Mr. Millias stated the it is cleaner and more concentrated, the light is, don’t have to try to spot light the whole side of the building to light up the letters, less light is required.

Mr. Murray asked for the forms to fill out. Mr. Andrews stated that the Planning Board can issue a special permit but have to go thru that procedure. Members briefly discussed any additional signage for the building. It was noted that there is not other room for additional signage on the (wall) building. They do have room on the directional sign. Could they do conditional on the special permit... it was unclear at this time what he will want, and what the board is allowed to do. Additional signage also meets other requirements. Will have to present to the board but not as full hearing.

Discussion:

Site Plan Review: 450 Industrial Dr. Expansion of site and adding a fuel storage tank. Mr. Ferreira was not present. Members reviewed the updated plan and compared to the original plan. Members also reviewed the Town department comments and/or requests. Fire Chief wants to ensure he pulls the required permits for the fuel tank. Is there an office, Board of Health as about bathroom facilities, Highway noted the side walk may be damaged. The members agreed a site visit is warranted.

Motion to do a site visit to 450 Industrial Dr. individually to check existing conditions before the next Planning Board meeting.

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Discussion:

Delia Way: Present is a representative for the owner, Laura Sullivan. She would like to know what is the procedure to get the last lot which is being held by the town released? There is a buyer under agreement and want to build as soon as possible.

Mr. Andrews asked for last reports, (2006) was \$36k+ to finish road. Ms. Sullivan stated they would like to start the process. The board will request the review engineer to go out for a full (new) inspection and cost analysis of cost completion of the road. (check revolving account for balance) They will examine what needs to be done with a cost estimate to complete the road. That amount will have to be posted as a bond, or cash surety to the Town. Once that is completed, they can request for the lot to be released.

The board instructed the secretary to contact the review engineer. (Gallagher Engineering. Inc., 35 Raynham. 508-880-3759)

Meeting Minutes:

Motion to approve meeting minutes for September 20, 2018

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Motion to adjourn

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
