



## Halifax Planning Board Meeting Minutes June 20, 2019

# Official

**A meeting of the Halifax Planning Board was held on Thursday, June 20, 2019, at 6:30 p.m. at the Halifax Town Hall, Board of Selectman's Meeting Room, 499 Plymouth Street, Halifax, Massachusetts.**

**Members Present:** Gordon Andrews, Mark Millias, Karlis Skulte, Amy Troup  
**Absent:** Jonathan Soroko

The meeting was called into session 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: Karlis Skulte

All in favor

### Appointments:

6:35 p.m. Pasture Lane: developer not in attendance.

### 6:40 p.m.

Cesar Calouro – IT: present

M. Calouro gave information to the members regarding their email accounts, addresses and sign on. Privacy policy specific to electronic mail. Gave general rules for Town. Update on laptop, should be ready around August. Also discussed an interactive board.

### 6:50 p.m.

Dan Bracken: Bracken Engineering for 450 Industrial Dr.

Chairman Andrews recused himself from the discussion.

Mr. Bracken submitted Site Plan for review and gave a general overview of the plans submitted. Previously approved in 2005 for buildings on site. Submitted as new site plan. Proposed 60 x 100 building, overhead doors and office space. It was asked about the sidewalk condition and if it will be redone. Mr. Bracken sated just at the entrance. Members asked a few questions regarding grading, vegetation. Mr. Bracken stated there won't be much of vegetation as it will still be used for stock piling and processing. Stock piling of wood. Employee parking and trucks will be stored inside. Drainage was discussed as well as the septic system. Interior holding tank for the building floor drains. Infiltration rate was also briefly discussed. Underground electric will be put into site. Propane tank in the back and 500-gal diesel gas tank for trucks.

No relieve requirements at this time. Parking requirements were discussed [based on employee count].

Discussed that this was already reviewed by 3<sup>rd</sup> party Engineer (Silva Eng. in 2005) and that the changes are minor. Mr. Millias doesn't believe the impact would be subject to a new peer review. Just review with other town boards. Next meeting July 18<sup>th</sup> at 6:40 p.m.

Mr. Andrews rejoined the meeting at 7:17 p.m.

Secretarial: Bills Payable:

Motion to pay bill for WB Mason for Invoice I67180750 in the amount of \$55.85 for office supplies

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

Motion to pay bill for Amory Engineering invoice #1577 for review services of Pasture Lane amount of \$221.60

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

Signatures for the registry of deeds. Motion to pay bill was completed at last meeting

Chairman asked for Pasture Lane subdivision to be available for next meeting.

Members were briefed on Mr. Treannie for Autumn Lane. He was not able to attend tonight, however, he will attend at next scheduled meeting July 18<sup>th</sup>.

Motion to accept meeting minutes for June 6, 2019

MOTION: Mark Millias

SECOND: Amy Troup

All in favor

Members briefed on email regarding mailbox Kiosk for subdivisions. Discussed dates and times possible for meeting with Postmaster. Three dates suggested, Wed. 6/26 between 10 a.m. - 12 p.m.

Mon. 7/8 between 1 p.m. - 4 p.m. and Tues. 7/16 open all day

Chairman Andrews asked about memo to the Zoning Board, reviewed and signed.

Briefly discussed the Wal-Mart complaint, letter sent out to store and what consequences or fines could be assigned.

Members went back to discuss 395 Plymouth St. Mr. Andrews stated if they are going to appeal it, it has to be tonight. Asked if there was a site plan on it. Secretary advised there was not. It was discussed that it was an approval, not a determination, but a Special Permit. Members discussed that a site plan is required before a special permit is granted. 167-28: members felt it is an expansion of use and Planning board should have some oversight. The property has a special permit for four (4) units dating back to the 60's.

Mr. Skulte motioned that the Planning Board appeal the ZBA petition #886 for 395 Plymouth St. in Halifax for which they granted a special permit to allow for 6 units in an existing parcel of land with conditions as noted in their approval with the appeal based on the fact that the Board of Appeal is required to, in accordance with section 167-21 subsection 2. The permit may be issued with the Board of Appeals has found that the use involved will not be detrimental to the establishment or future character of the neighborhood or the Town and that the internal circulation and the utility systems of the proposed use has been certified by the Planning Board. Under the fact that the Planning Board has not reviewed it and approved it.

Subsection 167-28 reads that “no permit shall be granted for any commercial, industrial, business, institutional, apartment, multi-dwelling municipal or school building and none of the above classes of structures shall be constructed or externally enlarged, and no such use shall be expanded or established in an existing building or lot ...except in conformity with a site plan bearing an endorsement of approval by the Planning Board”.

Again, the Planning Board has not review or granted a site plan review approval. Furthermore under 203 Subsection 4. It appears that Board of Health does not allow for construction of more than four (4) families on one acre on any unsewered areas of the town.

Motioned by K. Skulte  
Seconded by Amy Troup

All in favor

Mr. Andrews noted that the “board” has to look at the bylaws for review and changes necessary. Mr. Skulte noted that anything over 3 units would require fire protection. Mr. Millias noted from the special permit approval it states that all safety requirements from the building and fire (inspector’s) shall be met.

Mr. Andrews brought forward an idea to change the bylaws that moves the special permit granting authority over to the planning board, and if a problem, then go for appeal with Zoning.

Discussion: Zoning Bylaw changes

Memo received from Board of Selectman for Zoning Changes:

1) Regarding the rezoning of Route 106 area to Industrial zone. To rezone part of commercial area to the industrial area. Spot zoning which is not allowed. (noted that this memo was on the agenda)  
Mr. Skulte stated he is in favor of this change. New zone would be subject to the same requirements of the Industrial zone. Mr. Andrews noted that they have to keep in mind that when the “board” makes changes that it is not so restrictive that [they] will go to the state for approvals. Mr. Andrews went over the procedures for hearings and zoning changes.

It was agreed that the members would review the proposed changes and discuss at the next meeting.

Motion to adjourn

MOTION: Mark Millias  
SECOND: Karlis Skulte

All in favor

It was unanimously voted to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

Date Approved: \_\_\_\_\_  
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Terri Renaud  
Planning Board Secretary