



Halifax Planning Board Meeting Minutes July 18, 2019

Official

A meeting of the Halifax Planning Board was held on Thursday, July 18, 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, Amy Troup, Jonathan Soroko
Absent: Karlis Skulte

The meeting was called into session at 6:30 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

All in favor

Appointments:

6:35 p.m. Pasture Lane: developer not in attendance. Was not able to contact Mr. Murray to attend.

Discussed when board can meet with the Postmaster. Members briefly discussed state law, need guidelines, over 10 houses require kiosk. Need to discuss with Postmaster and possibly add into subdivision rules. Meeting dates discussed.

Motion to notify post office members will be available for a meeting on August 1st, 12th or 15th at 3 p.m.

MOTION: Mark Millias

SECOND: Jonathan Soroko

All in favor

Chairman advised that he attended the Zoning Board meeting, went to Selectman regarding getting attorney. Board said no. Therefore, went to Zoning Board and suggested to get something in place (procedure) for both boards to know what is happening. Zoning Board agreed to meet. Planning to Zoning meeting or vis versa. Continued discussion regarding when site plan review is required for Special permits from the Zoning Board.

6:40 p.m.

Chairman Andrews recused himself from the discussion and vote.

Don Bracken: Bracken Engineering for 450 Industrial Dr. Submitted revised plans from last meeting, to address those comments. 2 lots, currently being used for tree company. Only small shed on property at this time. Originally had site plan in 2005 for more extensive development of site. Proposed site plan for 7500 sq. ft Building with 4 overhead doors. Office reduces to 750 sq. ft. Paved parking in front and additional on side of building, current operations will continue on site. Vehicles related to tree work will be used in association with the business and able to get in & out of the workshop. Want to store and service the vehicles inside. Parking analysis questions, but more parking than actually need. Bylaw allows for particular use, 5 employees, 1 for office and 4 for trucks. Paved apron at end, relocated dumpster pad and for diesel fuel. (Fire Dept. requires

10-foot separation between building to dumpster pad. 20 feet for diesel fuel container. New approval from Fire Dept for fuel tank. Discussed landscaping plan, handicap parking and drainage. Catch basins, roof runoffs, septic will be in front. Slab will be 18" higher than grade, floor drain, and tight tank required.

Mr. Millias asked about the lot. Map 47 parcel 6A, Town does have as one lot as there is one owner. Setbacks are based on one lot. The garage will be used to house the trucks and work/service/maintenance on the vehicles/trucks.

Mr. Soroko asked about the sidewalks being in poor condition and if they will be fixed/addressed. Mr. Bracken advised the sidewalks will be repaired when the paving is completed. He also asked about the handicap spaces. Only required to have one space. Mr. Bracken also advised they will have handicap ramps and placard/sign. Mr. Soroko commented that the Fire Department is concerned about the dumpster distance to building and diesel tank, both items have been addressed. Mr. Millias asked about a chip pile in back left corner. Mr. Bracken was told that the pile needs to be moved to 50 feet away from lot line. (condition before approving permit)

Requiring "no smoking signs" Septic design has not been submitted, and office space will include bathroom. It was briefly discussed if the 2 lots should be combined and Form A.

Motion to approve site plan for 450 Industrial Drive as it is drawn with condition that the sidewalks be repaired.

MOTION: Amy Troup

SECOND: Jonathan Soroko

All in favor

Mr. Andrews rejoined the meeting at 7:03 p.m.

Discussions:

Members discussed again the process of site plan reviews and special permits with Zoning Board. Which comes first. The consistency between boards needs to be better. All boards need to be more informed and have the same plans and or information including Conservation to have better process.

Mr. Andrews also brought up the Franklin St. solar project. There is an estate lot which has the access to the solar project. Currently has an application with ZBA for a "right of way" to the solar project. Members would like to review all aspects of the property in question and do not feel this should be approved. Solar is a business, and the access would be a residential lot. Shared driveways are not allowed. Zoning members to come into a meeting for discussion if possible.

Members briefly went over 395 Plymouth St., (Farm House) regarding the Form A and the ZBA special permit, and site plan requirements. Discussed to invite the Zoning Board to attend the next meeting on August 1.

In conclusion, send a letter regarding the Solar project and the Form A (estate lot) would like to meet with you Zoning Board on August 1st Prior to next ZBA meeting on Aug. 12th for more discussion.

Chairman asked to set a date for zoning by law hearing regarding Zoning Changes received from the Board of Selectman. Mr. Andrews also stated that the "board" should be looking at changes as well. It was suggested to have a hearing on August 15th. Mr. Andrews went on to suggest making changes on the subdivision requirements. The "tangent" for the radius in section 235. Is it tangent to the street and subdivision, on a 30' radius? Chairman would like to put that into the bylaw. He also discussed the strip between abutters and a new subdivision. Questioned the property line and road lay out. Reserve strips are not allowed. Discussed safety issues, traveling into right of way, and the intent of reserve strips as to not have access from abutters into subdivision.

Plates, referred to the street lay out. Review and look to see if any changes need to be made. When plans come in, they are applied to the “plates” monuments, etc. Also want to look at definition of “lot” and all are the same. Corner lot, buildable lot, existing, non-conforming. A simple definition will provide some clarification. What requirements are necessary. What is a buildable lot compared to definition, zoning by law requirements may differ? Discussed corner lots and if frontage (150 feet) is required on both streets, access of lots , common driveways. Parking requirements, signs (lighting) and Lot needs to be cleaned up.

Members were in agreement to review the by-laws, propose changes on what needs clarification, ensure it works with other bylaws and present to the Towns people.

Members went back to the proposed changes received by the Board of Selectman. Briefly touched on the by-laws for private ways, subdivision control, existing lots and dwellings prior to zoning. Briefly touched on non-conforming uses and abandonment. Reestablishment of a residential use, single family dwelling. Concluding that the board will look at the zoning by laws including: Identify what a buildable lot is: tangent is well defined (subdivision). Meeting the basic requirements for a lot, frontage, configuration, etc. Pre-existing non-conforming lots of 5,000 sq. ft.

Secretarial:

Re organize of board- Members nominated and voted the following:

Motion for Gordon Andrews as Chairman

MOTION: Jonathan Soroko

SECOND: Amy Troup All in favor

Motion for Karlis Skulte as Vice-Chairman

MOTION: Mark Millias

SECOND: Gordon Andrews All in favor

(K. Skulte will need to ratify)

Motion for Mark Millias as Clerk:

MOTION: Jonathan Soroko

SECOND: Amy Troup

AGAINST: Mark Millias (will accept position) Passes 3-1

Motion to accept the Halifax Planning Board meeting minutes of June 20, 2019 as read

MOTION: Amy Troup

SECOND: Mark Millias All in favor

Signatures for Accountant form signed by members present

Discussed Pasture Lane: Ms. Troup asked to contact Adam Murray as he was to attend the last couple meetings to update the board. Secretary has been trying to contact him to no avail.

Motion to adjourn

MOTION: Jonathan Soroko

SECOND: Amy Troup All in favor

It was unanimously voted to adjourn the meeting at 8:57 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
