



Halifax Planning Board

Meeting Minutes

July 16, 2020

Official

A meeting of the Halifax Planning Board was held on Thursday, July 16, 2020 via Zoom (hosted by Town Administrator Charlie Seelig at the Halifax Town Hall, 499 Plymouth Street, Halifax, MA).

All Members Present: Gordon R. Andrews, Mark Millias, Amy Troup and new members Rick Merry and Alan Dias.

Chairman Andrews calls meeting into session at 6:35pm and reads the agenda into record.

Motion to accept agenda as read: Millias

Second: Dias

All in favor

APPOINTMENTS:

6:30pm – Amy Dwyer – 894 Plymouth St (Paul's Bay State Alarm) – Discussion for renting Unit #3 for business

Ms. Dwyer is present and presents her project. Space will be used for storage of materials/workshop, no walk-in business. From here, materials get delivered to project sites. May have to accept a delivery once in a while, but not every day. Dwyer and Board discuss signage. Andrews advises Dwyer to work with Building Inspector and sign could be presented to the Planning Board. Dwyer explains a sign could be placed in window or out front, nothing large, just advertisement of company name, phone number and description of what the company is. Paul informed Dwyer that he is planning to install a sign for the entire building with company names listed, not sure when. Andrews informs Dwyer that bylaws on signage are extensive. Dwyer inquires about licensing business in town. Millias states that since they aren't selling product, permits wouldn't be necessary. Only husband and son would be working. Business will always look closed as husband travels. No foot traffic. Andrews informs Dwyer they should be seeking a site plan approval from Planning Board. Dwyer is looking to be operational by August 1st. Next meeting isn't until August 6th. The business is a storefront company with glass and metal for commercial storefronts as well as residential shower doors, screen repair, etc.

6:45pm – Joan Delano – 220/216 Hudson Street – Form A

Joan and John Delano are present. Dias states that the applicants have met all standards and sees no problem with application. Andrews states that subdivision control does not apply, and endorsement doesn't guarantee that lot is a buildable lot, must meet all Zoning requirements. Troup confirms shed location and sees no issues. John Delano clarifies that the shed was an existing chicken coop (to right of lot) which was turned into shed for years. Shed meets shape factor. Members will go in and sign Form A.

Motion to endorse Form A presented by the Delanos: Troup

Second: Dias

All in favor

DISCUSSION

Reorganization of Members

Motion to appoint Mark Millias as Chairman: Dias

Second: Merry

Millias declines

Motion to appoint Alan Dias as Chairman: Merry

Second: Millias

All in favor

Motion to nominate Mark Millias as Vice Chairman: Dias
Second: Millias
All in favor

Motion to nominate Rick Merry as Clerk: Troup
Second: Dias
All in favor

Alan Dias - Chairman
Mark Millias - Vice Chairman
Rick Merry - Clerk

Andrews informs Board they must sign Registry Signature form to be recorded.

Dias takes over as Chairman at 7:01pm.

APPOINTMENT:

7:00pm – Charlie Seelig – 167-22 Discussion

Seelig is present. Seelig explains that he is here to hear and discuss 167-22 if Planning Board would like to. Members do not wish to discuss.

DISCUSSION:

Supplemental Planning Board Rules and Regulations

Dias confirms with members that they all have a copy. Chapter 235 - Subdivision Control.

241 Franklin Street – Request from abutter 229 Franklin St to swap out screening trees with wire fence

Mike DiBona is present (229 Franklin St - abutter to 241 Franklin St). Reference email dated 7/6/20 from Ashlesh Kurahatti of CS Energy with attached letter to Planning Board dated 7/7/2020 from CS Energy requesting approval to swap 38 spruce trees (as approved on site plan) with full privacy vinyl fence with attached plan, per abutter's request. DiBona explains further the request to CS Energy in May 2020, which was denied by CS Energy. DiBona sent another email in June 2020. He explains that the length of the fence isn't long enough along property line and not enough room for two rows of trees, which is what was proposed by CS Energy. Millias suggests moving the trees south but that would be on the DiBona's property. DiBonas met with Conservation on Tuesday (7/14/20). Dias will go to the property to inspect. Troup asks to go with Dias to the property. Developer will be invited to next meeting and contacted to meet a Planning Board member at property to discuss. Further along in the meeting, the Board discusses the letter from CS Energy as it was located later in the meeting. CS Energy is proposing 200 feet of full privacy vinyl fence but DiBona is requesting 375 feet (linear footage of both rows of trees). Send DiBona copy of CS Energy letter 7/7/20. Invite developer to next Planning Board meeting on 8/6/2020. Planning Board members will go into Town Hall and look over approved site plans.

Comprehensive Permit "Country Club Estates" 40B Project

This hearing is continued to July 29, 2020 by the ZBA. Per Seelig, the ZBA is waiting to hear from the developer to continue the delay to a further date. The facility to be used for this hearing is discussed with respect to state regulations due to pandemic as well as possible hybrid meeting. Andrews explains that the Planning Board's input is needed at this hearing. Post meeting for Planning to attend this Zoning hearing.

APPOINTMENT

7:30pm – Hearing – Zoning Bylaw Changes

Town Meeting date is discussed with Seelig, who is betting September 12, 2020. Facility to be used is discussed for Zoning Bylaw change hearing. Great Hall can only accommodate 12 due to state regulations. No need to re-advertise as it has already been advertised.

Motion to open public hearing for Zoning Bylaw Changes: Millias
Second: Andrews

Roll Call Vote: Merry - Yes; Andrews - Yes; Troup - Yes; Millias - Yes; Dias - Yes
All in favor

Motion to continue the public hearing for Zoning Bylaw Changes to August 6, 2020 at 7:30pm: Millias

Second: Andrews

Roll Call Vote: Merry - Yes; Troup - Yes; Andrews - Yes; Millias - Yes; Dias - Yes
All in favor

Motion to reopen regularly scheduled meeting: Andrews

Second: Millias

Roll Call Vote: Troup - Yes; Andrews - Yes; Millias - Yes; Merry - Yes; Dias - Yes
All in favor

ZBA Petition #915 Amanda Estates and 167-22 and any other case law

The Board agrees there needs to be no more discussion on this and can be removed from agenda.

Meeting Minutes

Motion to accept Meeting Minutes from June 4, 2020: Millias

Second: Andrews

Roll call: Andrews - Yes; Millias - Yes; Troup - Yes;
3-0-2 (only three members present for this meeting)

Motion to accept Meeting Minutes from June 18, 2020: Andrews

Second: Millias

Roll Call: Andrews - Yes; Troup - Yes; Millias - Yes;
3-0-2 (only three members present for this meeting)

Correspondence

Board reviews mail.

Email 6/30/2020 from Assessor Holly Merry – Response to DiSesa’s Public Document Request with attached files for 11A Street and Gold Street - The Board agrees this has been satisfied.

Email 6/30/2020 from Assessor Holly Merry – Public Document Request – Troup’s Rebuttal Letter read at meeting on 6/18/2020 - The Board agrees this has been satisfied.

Email 7/6/2020 from Mutual Bank – Darren Grady – 336 Plymouth Street – Drainage System with attached plan

Millias states that this came about with construction of O’Reilly building from an abutter - the Algers. Millias states he is glad this issue was resolved. It is confirmed by Grady that the basins were cleaned. Dias has not seen the property personally but believes this to be true. Andrews will walk out and look at the property. Algers made complaints in prior meetings. Send copy of letter from Darren Grady to Algers.

Motion to send Grady’s letter to abutters (the Algers): Troup

Second: Millias

Roll Call: Andrews - Yes; Millias - Yes; Troup - Yes; Merry - Yes; Dias - Yes
All in favor

Two Notices and a Decision Letter from Abutting Town E. Bridgewater

Notices and Letter are shared on screen by Troup.

Decision Letter from Abutting Town Pembroke

Letter is shared on screen by Troup.

Notices and Memo from Board of Selectmen and ZBA

Notices and Memo are shared on screen by Troup.

Bills

Zoning Bylaw Changes Ad \$84.00 from 4/24/20 – approved, but still needs signature.

Andrews confirms with Dias that he will sign this bill.

Other Business

Andrews received an email from Secretary of State regarding the Planning Board's Open Meeting Law violation which was filed by Town Administrator Charlie Seelig earlier this year due to correspondence of reply-all emails. Andrews is unable to locate but will find and send to secretary and/or bring to next meeting to be read into record.

Adjourn:

Motion to adjourn: Andrews

Second: Troup

Roll Call: Troup - Yes; Andrews - Yes; Merry - Yes; Millias - Yes; Dias - Yes

All in favor

The meeting was adjourned at 8:05pm.

Respectfully submitted,



Alan Dias, Chairman

Date Approved: 08/06/2020

