



Halifax Zoning Board of Appeals

Meeting Minutes

Monday, June 14, 2021

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, June 14, 2021 via Zoom hosted by Town Administrator Charlie Seelig with all Board members in attendance: Chairman Robert Gaynor, Vice Chairman Kozhaya Nessralla, Clerk Peter Parcellin, Members Gerald Joy, Robert Durgin and Alternate Member Dan Borsari.

Chairman Gaynor calls the meeting to order at 7:03pm and reprises the audience that this public hearing/meeting is being recorded. He explains the procedure and the protocol for public Zoom hearings per the Governor's order and takes a roll call of members in attendance.

Chairman Gaynor informs the Board that this will be the last Zoom meeting as, per the Governor, all Boards and Committees must meet in a physical space beginning 6/15/2021.

APPOINTMENT

7:05pm – Petition #944 – David & Laura Gibbons, 70 Oak St – Appeal of Building Inspector's Denial of Building Permit for Wood-Burning stove

Applicants' Attorney Diane Kildea is present.

Chairman states that the Board is in receipt of Ms. Gibbons' request to continue their hearing to July meeting. Attorney Kildea agrees to an extension to July 22, 2021.

- M/Parcellin, S/Durgin. Unanimously approved (5-0-0) by voice vote to accept the extension requested by applicant to continue Petition #944 to July 12, 2021, at 7:05pm.

MEETING MINUTES

- M/Parcellin, S/Joy. Unanimously approved (5-0-0) by voice vote to accept Meeting Minutes for February 24, 2021, as presented.
- M/Parcellin, S/Joy. Unanimously approved (5-0-0) by voice vote to accept Meeting Minutes for April 12, 2021, as presented.

APPOINTMENT

7:15pm – Petition #945 – Reginald Matthew, 34 Cedar St – Special Permit for Existing In-Law Apartment

Applicants Reginald and Delleyne Matthews are present.

Chairman reads Public Hearing Notice into record. Matthews confirms there was a special permit for an in-law apartment and states nothing has changed to his knowledge. Matthews confirms water (a well), and septic are shared. These have always been separate units. Matthews purchased house in 1998. The original permit for in-law (Petition #414) was granted April 15, 1998, and another permit (Petition #735) was granted on April 12, 2010. Matthews confirms this is an income-producing apartment occupied by immediate family members. Matthews explains the error in last name from McGee to Matthews and confirms he is the same person. Today Matthews is requesting a special permit for existing in-law. Parcellin states that the 2010 special permit is unusual and isn't something the ZBA normally grants. Borsari states that it was changed from a single-family home with an in-law apartment to a single-family home with an income-producing unit in 2010 so, if Borsari is reading correctly, Matthews does not have an in-law apartment. Chairman explains that the 2010 permit states it went from a single-family home with an in-law apartment to a single-family house with an income producing apartment for a period of five years. Chairman thinks it would revert to an in-law apartment, per the current application, as a duplex or income-producing apartment wouldn't expire. Parcellin agrees and states that, at this time, Matthews has no approvals for anything as they would have run out, so agrees the Board can approve this special permit on the merits of this application. Joy feels this has been clarified. Nessralla agrees. There are no comments from the public.

- M/Durgin, S/Nessralla. Unanimously voted (5-0-0) by voice vote to accept Petition #945 as presented.

BILLS

PH Express – Pet #944 – Advertisement #12518 = \$84.00

PH Express – Pet #945 – Advertisement #12516 = \$84.00

- M/Joy, S/Durgin. Unanimously approved (5-0-0) by voice vote to accept and pay invoices listed.

CORRESPONDENCE

The Board reviews all mail.

ADJOURN:

- M/Nessralla, S/Joy. Unanimously voted (5-0-0) by voice vote to adjourn the meeting at 7:33pm.

DOCUMENTS:

1. Agenda for 6/14/21
2. Meeting Minutes – 2/24/21, 4/12/21
3. PH Express Invoices – #12518 and 12516
4. Revolving Bill Schedules for PH Express Ads – Petitions 944 and 945
5. Application Packets – Petitions 944 and 945
6. Letter of Extension for Appeal – Petition 944
7. Board of Selectmen Reorganization Memo 2021
8. Talent Bank Forms

Respectfully submitted,

Date: 7/12/2021



Kozhaya Nessralla, Vice Chairman
Halifax Zoning Board of Appeals