



Halifax Zoning Board of Appeals Meeting Minutes May 2, 2022

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, May 2, 2022 in the Selectmen's Meeting Room at Halifax Town Hall, 499 Plymouth Street, Halifax, MA with the following Board members in attendance: Vice-Chairman - Kozhaya Nessralla, Clerk – Peter Parcellin; Members – Gerald Joy, Robert Durgin and Tina Kenyon; Associate Member Marline Amedee; Associate Member Dan Borsari is absent.

Vice Chairman Nessralla calls the meeting to order at 7:00pm and welcomes Associate Board Member Marline Amedee to her first meeting. Amedee introduces herself.

APPOINTMENT

7:00pm – Hearing – Petition #968 – Frederick J. Brady, 620 Monponsett St – Special Permit & Variance to raze and rebuild single-family home with deck

Frederick J. Brady (applicant) is present.

Parcellin reads Public Hearing Notice into record. Brady presents project. He explains the proposed stairs jut out from deck, requiring variance. Staircase will be outside of home due to size of home. Board reviews plans. Joy confirms with Brady that the existing property is usable. Brady is waiting for response from Board of Health for septic review. There will be a new foundation. New home will be within the same footprint. Only has 15 feet of frontage on Monponsett Street, it is shared with neighbor as well as shared driveway. Board confirms with Brady that the existing house is assessed at \$240,000 and the new build will cost \$450,000. Brady has spoken with abutters who are appreciative of what's to come. Parcellin confirms and the Board agrees this project will not be detrimental to the established character of the neighborhood as the new home will be an upgrade and is comparable to other homes in the neighborhood. The new build will stay within the footprint and Brady is adding stairs as a point of egress. The proposed deck will not be closer to the water.

- M/Joy, S/Parcellin. Unanimously approved (5-0-0) to waive the on-site inspection. (Voice Vote: Durgin – Yes; Kenyon – Yes; Joy – Yes; Parcellin – Yes; Nessralla – Yes)
- M/Joy, S/Parcellin. Unanimously approved (5-0-0) Petition #968 as presented. (Voice Vote: Durgin – Yes; Kenyon – Yes; Joy – Yes; Parcellin – Yes; Nessralla – Yes)

The Board signs Decision Form.

APPOINTMENT

7:05pm – Hearing (Continued) – Petition #966 – Ryan Walsh, 207 Cranberry Dr – Variance for addition

Ryan Walsh (applicant) is present.

Parcellin reads Public Hearing Notice into record. Walsh explains they are proposing this addition for more space for family. Joy informs the Board of his findings at the on-site inspection on April 30th. Joy explains why the garage cannot be pushed back due to the topography and the addition can only be built on the proposed side to make it functional. Joy explains that the addition fits within the established character of the neighborhood. Joy confirms to Nessralla that the hardship would be due to the topography. Durgin and Parcellin agree. All abutters support the addition, per the applicant.

- M/Parcellin, S/Durgin. Unanimously accepted (5-0-0) Petition #966 as presented. (Voice Vote: Durgin – Yes; Kenyon – Yes; Joy – Yes; Parcellin – Yes; Nessralla – Yes)

The Board signs Decision Form.

DISCUSSION

100 Lake Street Complaint – Update/Determination from ZEO

The Board did not receive any response from the Building Inspector/Zoning Enforcement Officer regarding the Board's 4/12/22 request for determination and request for his presence at this meeting. The secretary will remind the Building Inspector of the Board's request. The Board is concerned that residents in Town are going to do whatever they want as there is no enforcement.

CORRESPONDENCE

4/12/22 & 4/13/22 – Steve Dahms, CASCO – 314 Plymouth Street – potential commercial building, requested variance follow-up

The Board discuss the property and a potential commercial building that would house a restaurant, medical center and auto part store. There will be a separate building for storage in back. Nessralla states the ground wouldn't hold the weight. The Board agrees that they cannot approve a variance before a site plan review.

4/12/22 – Email from Pam McSherry – Talent Bank Form, David Mascio

The Board confirms they are full at this time but will file form.

BILLS

- M/Parcellin, S/Joy. Unanimously approved (5-0-0) all bills. (Voice Vote: Durgin – Yes; Kenyon – Yes; Parcellin – Yes; Nessralla – Yes, Joy - Yes)

MEETING MINUTES

- M/Parcellin, S/Kenyon. Unanimously approved (5-0-0) the Meeting Minutes for Monday, April 11, 2022. (Voice Vote: Durgin – Yes; Kenyon – Yes; Parcellin – Yes; Nessralla – Yes; Joy - Yes)
- M/Joy, S/Durgin. Unanimously approved (2-0-0) the Meeting Minutes for Country Club Estates meeting on Wednesday, April 6, 2022. (Voice Vote: Durgin – Yes; Joy – Yes;) *These are the only members present and able to vote.

OTHER BUSINESS

Reorganization

The Board does not wish to reorganize at this time.

40B Comprehensive Permit – Country Club Estates – Petition #920, Continued to July 13, 2022.

No discussion.

Zoning By-Law Review Updates

Joy informs the Board that at the last Zoning By-law Review meeting he brought up multifamily developments as he feared it was going to be passed over. Kenyon states she was not notified of this meeting. The attorney decided to push multifamily off until they get further into the "meat" of the By-Laws. Joy states there will probably be another meeting in a week or two. Parcellin states his concern of the definitions changing. Joy states that there has been a lot of good input and thought put into the By-Laws.

ADJOURN:

- M/Joy, S/Parcellin. Unanimously approved (5-0-0) to adjourn at 7:40pm with all in favor. (Voice Vote: Durgin – Yes; Kenyon – Yes; Joy – Yes; Parcellin – Yes; Nessralla – Yes)

DOCUMENTS

1. Agenda for 5/2/22
2. Application Packet – Petition #968
3. Application Packet – Petition #966

4. Meeting Minutes – 4/11/22 and 4/6/22
5. Expense Bill Schedule – 5/2/22, WB Mason
6. W.B. Mason Invoice #228822723
7. Revolving Bill Schedule – 4/20/22, PH Express – Pet #968
8. PH Express Invoice for Ad #13222
9. Talent Bank Form – David Mascio
10. Email from Steve Dahms, CASCO – 4/12 and 4/13/22

Respectfully submitted,

Date: 6/13/2022

A handwritten signature in black ink, appearing to read "Kozhaya Nessralla". The signature is fluid and cursive, with a large initial 'K' and 'N'.

Vice-Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals