



Halifax Zoning Board of Appeals

Meeting Minutes

September 11th, 2023

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, September 11th, 2023, in the Board of Selectmen's Meeting Room at Halifax Town Hall, 499 Plymouth Street, Halifax, MA with the following Board members in attendance: Vice Chairman - Kozhaya Nessralla, Members – Robert Durgin, Gerald Joy, and Tina Kenyon; Absent Members: Clerk - Peter Parcellin; Associate Member – Marline Amedee

[Halifax Zoning Board of Appeals - September 11, 2023 - YouTube](#)

Vice-Chair Kozhaya Nessralla calls the meeting to order at 7 :30pm and informs the audience that the meeting is being recorded. He also informs Mr. Kennedy and Mr. Patel that because there are only four board members present at the meeting, they must vote unanimously on everything.

Appointments

- *Hearing continued* – **Petition #994** – Daniel Kennedy, 314 Plymouth Street – Special Permit for a dog daycare & dog training facility (Filed: 6/13/23)
- Tina Kenyon reads the Notice of Public Hearing into record.

Nessralla asks the Board members if they were all present at the on-site visit on 9/9. Kenyon states that they were. Nessralla reiterates that he was unable to make it and asks the Board what they thought of the visit.

Durgin states that he thought it went well, and that they were able to get a good feel for the location and what Mr. Kennedy is proposing to do there.

He also mentions that he had a hard time visualizing 40 dogs in the facility at one time, however he thinks it will be feasible with the dogs spread out in the different areas of the daycare.

Joy states that he too believes it will be feasible, and that the plans presented made everything seem a little smaller than it is. He feels that once the walls that are presently in the space come down, it will all come together and be a nice space. Joy confirms with Mr. Kennedy that he likely will not have 40 dogs right off the bat, due to him having to build his clientele, and Mr. Kennedy agrees.

Joy suggests putting a limit on the number of dogs that can occupy the facility, as he feels 40 should be the maximum.

Durgin says that a limit should be in the conditions upon approval of the special permit.

Nessralla suggests that Mr. Kennedy start with 20 dogs, and if there are no complaints or issues, they can increase the number of dogs.

Nessralla stops the discussion to let Mr. Kennedy know that he will need all 4 of the Board members to vote affirmatively to be approved, as there are members missing from the meeting. He states that conditions may be put in place; the Board discusses potential conditions to be included in the approval.

Durgin suggests a starting limit of 25 dogs. He thinks after a year's time if things are working out with that amount, the Board will be able to increase for Mr. Kennedy. Kennedy says he can work with 25 to start.

The Board shares some of their concerns and Mr. Kennedy addresses them.

Joy makes a motion to approve petition # 994 with the conditions as follows: Starting limit of 25 dogs, with 1 year review to increase, waste removal daily to the on-site dumpster which needs to be picked up weekly and no less, window (s) added to allow natural light inside the building, monthly check-in by any Board member/town official to see that the conditions are being met and the facility is being kept clean/dogs are being well taken care of. If Mr. Kennedy does not comply at any time, the special permit will be revoked.

Durgin seconds.

All in Favor (4-0)

- *Hearing continued – Petition #992 – Vishnu Patel , 657 & 659A Monponsett Street – Special Permit for an In-Law Apartment (Filed: 4/10/23)*
 - Tiny Kenyon reads Public Notice of Hearing

The applicant's son is present at the meeting on his behalf. He has brought new plans that show the widening of the hallway the Board was concerned about. Several members of the Board attended the on-site visit on 9/9 and were able to see inside of the home/in-law. Kenyon informs Patel that the permit for the in-law must be renewed every five years in the town of Halifax- for future reference.

Durgin elaborates on the site-visit, stating that there were "jams" coming out of the walls (a few inches) in the hallway connecting the main house to the in-law apartment and the Board asked that they be removed, the wall smoothed, therefore widening the entryway. He states that the new plans they are looking at depict those changes and is exactly what they were looking for.

Patel informs the Board that he is looking to add an egress as well on the in-law, for the safety of the occupant.

Kenyon makes a motion to approve petition # 992 for Vishnu Patel

Durgin seconds.

All in Favor (4-0)

Meeting Minutes

- 4/10/2023
- 5/1/2023
- 7/10/2023
- 8/14/2023

Kenyon makes a motion to approve all minutes as presented.

Joy seconds.

All in Favor (4-0-0)

Adjournment

- M/Kenyon, S/Joy. Unanimously approved (4-0-0) to adjourn at 8:17pm with all in favor.

DOCUMENTS

1. Agenda for 9/11/2023
2. Site Plan Review - Petition #992
3. Site Plan Review – Petition #994
4. Authorized Signatures FY '24
5. Meeting Minutes 4/10/2023, 5/1/2023, 7/10/2023, 8/14/2023

Respectfully submitted,

Date: 9/14/2023

A handwritten signature in black ink, appearing to read "Kozhaya Nessralla", written over a light blue horizontal line.

Vice-Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals