



Halifax Zoning Board of Appeals Meeting Minutes November 13th, 2023

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, November 13th, 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: Chairman - Kozhaya Nessralla, Clerk - Peter Parcellin, Members – Robert Durgin, Gerald Joy, and Tina Kenyon, Associate Member – Marline Amedee

[Halifax Zoning Board of Appeals - November 13, 2023 - YouTube](#)

Vice-Chair Kozhaya Nessralla calls the meeting to order at 7 :00pm and informs the audience that the meeting is being recorded.

Appointments

- 79 Chestnut Road- **Petition #995**- Proposed 200 sq ft addition to a pre-existing non-conforming accessory structure. The existing garage is 480 sq ft and only 2.4ft from the rear lot line. Addition will require a special permit from the ZBA. *Halifax Zoning By-laws section 167-8 non-conforming uses*
 - *Contractor Henry Mitchell of Liberty Construction and owners Robert and Karen Bere are present at the meeting. Tina Kenyon reads the notice of public hearing into record. Mitchell approaches the Board with the proposed plans, and they review. A few questions are asked by Board members and Mr. Mitchell gives commentary. All in all, the Board is happy with the proposed plans/project and feels comfortable moving forward with an approval.*

Kenyon makes a motion to approve Petition #995- Special Permit for 79 Chestnut Road
Parcellin seconds.
All in Favor (5-0-0)

Meeting Minutes

- September 11th, 2023

Joy makes a motion to approve 09/11/2023 minutes.
Kenyon seconds.
All in Favor (5-0-0)

Bills

- Express Newspaper Ad # 14903 Petition # 995 79 Chestnut Road- \$90.00
- W.B. Mason Invoice # 241390420 \$333.41
- Plympton Halifax Express Subscription Renewal- 1 year for \$27.00

Parcellin makes a motion to approve all bills presented.

Joy seconds.

All in Favor (5-0-0)

Other

- *Admin speaks to the Board regarding reorganization. Currently the only positions that are being filled are Chair and Clerk. The Town Administrator gave the okay to ask the Board if they would be interested in filling the position of Vice Chair amongst themselves so that all seats would be full. Durgin nominates Gerry to be the new Vice Chair- Everyone agrees, and Gerry accepts.*

Durgin makes a motion to nominate Gerry for Vice Chair

Parcellin seconds.

All in Favor (5-0-0)

Joy takes a moment to speak with the Board about the Zoning By-Law Committee and what they've been working on. He asks that if there is anything any of the members would like to have changed/edited they let him know as soon as possible so they can get the amendments going. Parcellin brings his suggestions to the table and the Board discusses. Joy mentions the criteria for In-Law apartments that he feels should be changed and the Board holds a brief discussion and bounces some ideas off one another.

Adjournment

- M/Parcellin, S/Durgin. Unanimously approved (5-0-0) to adjourn with all in favor.

DOCUMENTS

1. File for 79 Chestnut Road Petition # 995
2. September 11th meeting minutes
3. Express Newspaper Ad # 14903- \$90.00
4. W.B. Mason Invoice # 241390420- \$333.41
5. Plympton Halifax Express- \$27.00

Respectfully submitted,

Date: 11/27/2023

A handwritten signature in black ink, appearing to read "Kozhaya Nessralla". The signature is fluid and cursive, with the first name "Kozhaya" being more prominent than the last name "Nessralla".

Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals