



# HALIFAX ZONING BOARD OF APPEALS

## Meeting Minutes

### Monday, December 9, 2019

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The Halifax Zoning Board of Appeals held a public hearing on Monday, December 9, 2019 in Meeting Room #1 of the Halifax Town Hall with all Board members in attendance: Chairman: Robert Gaynor, Vice Chairman: Kozhaya Nessralla, Clerk: Peter Parcellin, Member: Gerald Joy, Member: Robert Durgin and Alternate Member: Daniel Borsari.

Chairman Gaynor calls the meeting to order at 7:02pm and reprises the audience that this public hearing/meeting is being audio taped. He also explains the procedure and the protocol at the public hearings.

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#### **7:00pm – Petition #911 – Kristen & Raymond Lofstrom – 85 Summit Street, Special Permit for pre-existing In-law**

Raymond Lofstrom, owner/applicant, is present. Chairman Gaynor reads the Public Hearing Notice into record. The Board confirms there have been no changes made to the apartment or those living there (Ms. Lofstrom's parents). **M/Joy, S/Nessralla. Unanimously Approved** to accept Petition #911 as presented. The Board signs Decision Form.

The Board requests a Subdivision Control Handbook.

#### **Bills:**

The Board signs three bills for Plympton-Halifax Express for Petitions #911, 912 and 913 advertisements @ \$84.00 each and a bill for Pitney-Bowes postage to revolving account @ \$300.00.

#### **Mail/Correspondence:**

The Board reviews all mail items.

The Board takes a five-minute recess.

#### **7:15pm - Petition #913 – John & Teena Harrington – 9 Beech Road, Special Permit and Variance for garage**

John Harrington, owner, is present. Chairman Gaynor reads the Public Hearing Notice into record. Harrington wants to build a 24 x 26 garage and needs special permit and variances for setbacks. Garage will match house. Doors will face backside of lot. Will keep both driveways. Photos of property and neighborhood are presented. Driveway and garage are on Beech Road. Letter of support from abutter Edward Galligan, 7 Beech Road, read into record. Left a distance between garage and house for more sunlight on one end of house. Garage for personal use. There will be no water or second floor. Will have power and some heat. Locates septic. Garage will be same height as house. Board discusses the garage being closer to the house and further away from the road. The Board discusses changing the location. Harrington isn't sure if garage will have foundation or slab but wants something structurally sound. Property is already staked out. **M/Durgin, S/Nessralla. Unanimously Approved** to do on-site inspection on Saturday, January 11, 2020 at 9:00am. **M/Durgin, S/Nessralla. It is Unanimously Approved** to continue Petition #913 to Monday, January 13, 2020.

#### **7:30pm – Petition #912 – Scott P. Burgess – 8 Hilda Lane, Special Permit for two-family home**

Scott Burgess, owner/applicant, is present. Chairman Gaynor reads the Public Hearing Notice into record. Discussion on zoning of property. "RB" on assessor's card but is thought to be just residential. Discussion on size of lot. The lot is 22.33 acres, uplands are 13.83 acres. Proposed house located on uplands. Two-family home for Burgess and his wife and his son. Does not want to do in-law apartment as two-family would provide possible revenue in the future if rented out. There will be a passageway connecting homes. Burgess's house will be 44 x 36, son's will be 20 x 36. Does not have frontage on South Street. Entrances, first and second floors are located. Master bedrooms are located. Utilities and septic will be shared. Utilities cannot be shared if rented out further down the line. Burgess will factor this in. Parcellin states there are no rental properties in this part of town and could change character of neighborhood. Borsari has no problem with two-family but feels things should be set up correctly if becomes rental property. Abutters Mark and Leanne Bradford at 131 Hayward Street would prefer project to be in-law as a two-family will turn into a domino effect and building will progress as there are more lots. Burgess' lots 1, 2 and 3 are buildable lots which will help pay for his two-family. Hilda Lane cannot be a private way when built. Special Permit requested is for Lot 3 only, 13 acres. Planning Board Chairman Gordon R. Andrews clarifies project which is an approved subdivision. L. Bradford explains that neighbor Honey Nessralla's home was originally on Hayward Street but received a call from Burgess stating it was now Hilda Lane and she would need to pay \$150k



towards building the road. Building Inspector said Nessralla is not legally responsible for paying this money. Burgess responded there would be difficulty with emergency vehicles if needed as her driveway cannot be accessed. There is discussion on Betterment charges. Andrews explains there is frontage on Hilda Lane as Planning Board approved the subdivision plan with road. Subdivision signed 12 to 13 years ago. Houses in subdivision have frontage on Hilda Lane which exists, but road is not built out and must be built before occupancy permit. Cannot rescind frontage. There is discussion of Lot 3 versus Lot 1T. 1T is the entire parcel, 22.33 acres which includes the wetlands. Board wants clarity on application. **M/Parcellin, S/Durgin**. It is **Unanimously Approved** to continue Petition #912 until January 13, 2020 with required documentation showing specific dimensions on approved subdivision plan from Planning Board.

**Adjourn:**

**M/Nessralla, S/Parcellin**. It is **Unanimously Approved** to adjourn the meeting at 8:17pm.


**Documents:**

1. Agenda – 12/9/2019
2. Signed Revolving Bill Schedule – Petitions #911, 912, 913 and postage
3. Invoices – Plympton-Halifax Express advertisements – Petitions #911, 912 and 913
4. Public Hearing Notice – Petition #911
5. Application Packet – Petition #911
6. Decision Form – Petition #911
7. Public Hearing Notice – Petition #913
8. Application Packet – Petition #913
9. Public Hearing Notice – Petition #912
10. Application Packet – Petition #912

Respectfully submitted,

  
Robert Gaynor, Chairman  
Zoning Board of Appeals

Date:

 1-13-20  
