



## Halifax Planning Board Meeting Minutes January 19, 2017

A meeting of the Halifax Planning Board was held on Thursday, January 19, 2017, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

**Members Present:** Gordon Andrews, Chairman; Mark Millias, clerk  
Jonathan Soroko, member, Karlis Skulte, member (6:40)  
Absent: Larry Belcher

The meeting was called to order at 6:30 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Mark Millias to accept the agenda as read  
SECOND: Jonathan Soroko AIF

### **Discussion:**

Heron Road: Mr. Andrews advised that he went by to see the driveway, however it was dark so he will go back. It does not appear that they changed much of the pitch that was there before. They did take the Cape Cod berm off. He will take a picture of the entrance. Mr. Annis, (owner) advised secretary of the situation. The pavement company did not contact the board or resident, they just went out and did it.

Cape Cod Café: Board of Selectman sent memo asking if the Board(s) had any requirements before they approve the Common Victualler License. Secretary sent memo to BOS advising that the Board did not require a full site plan review, waived a site plan and at this time no other requirements necessary from the Planning Board.

Hollywood East: Board of Selectmen sent letter to Hollywood East regarding the Class II License. Secretary read letter into minutes.

Brief discussion regarding the excessive amount of cars parked, a display car being parked in the front area which may be where the handicap spot should be. The parking is very tight. The island/grass area did not seem to be there before. Mr. Andrews advised that when it was Allied, there was some space between the parking and the building. Members agreed to let the Board of Selectman handle the situation regarding the Class II license.

### **Secretarial:**

Signature for Accountant: Authorized to sign Vendor Warrant. - Mr. Skulte agreed to be authorized signer.

Hilda Lane Subdivision: MLS listing is showing the 4 house lot subdivision as still being valid. Our records show the Board rescinded the Approval of Definitive Subdivision in 2009 as nothing had been done. Our bylaws state the subdivision needs to be started and/or completed within 2 years. With the permit extension act the permits are still expired by several years.

**Bills:**

Motion to pay bill for WB Mason in the amount of \$10.43 for office supplies

MOTION: Mark Millias

SECOND: Karlis Skulte AIF

Board reviewed and approved the Annual Report to be submitted.

MOTION: Mark Millias

SECOND: Karlis Skulte AIF

**Meeting Minutes:**

Motion to approve meeting minutes of December 15, 2016

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

**Discussion: Recreational Marijuana**

Mr. Millias advised of his findings so far. Bridgewater looks to be the first town to be meeting on this subject and may be the one to follow. It was discussed about the zoning area and whether or not to be by Special Permit. If it will be by right, lift the requirement for a Special Permit. If the Board limits to a certain area/zoning by right, the restrictions can be based off of schools, day care facilities, were we assign the zone. The medical marijuana is limited to the Industrial Zone, not necessarily the Industrial Park. Cultivating will be allowed on any personal property.

The center of town is Business/Commercial, if it would be a "store front" use, having businesses together always helps them. Only issue would be the zoning, lift the Special Permit. The board does not feel it should be a requirement, other than getting the public/town residents involved. The "town" voted to have it, so putting an extra restriction/requirement in order to sell it would not be what the town wants.

The members went thru the Schedule of Use Regulations for other business/commercial establishments that would need a Special Permit in the Zoning districts. Depending on the business itself, it could have a different impact on the town, this would be a store, the impact on the town insignificant. At this time the board agrees the town voted for the right to do it, so it should not be limited. The board did agree that it would need to be done tastefully. The board did touch on whether the town could put a tax on the sales. State probably is not allowed to tax.

Bridgewater just started posting for meetings to discuss possible by-laws. Mr. Millias will continue to follow the progress and update the board as it goes along.

Mr. Soroko asked when we would have to get it ready for Town Meeting. It was advised we would have to have written and ready for March 1<sup>st</sup>. Goes to the Selectman and then back to Planning for a Public Hearings.

Mr. Skulte asked if there were any other zoning by-laws to be looking at. In-Law apartments were discussed as well as two-family. They are both by Special Permit from the Zoning Board at this time. It was brought up that there are no districts for two-family dwellings or in-law apartments by right. Mr. Andrews noted that more generations are living together now than in the past.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Karlis Skutle

AIF

It was unanimously voted to adjourn the meeting at 7:40 p.m.

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

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Terri Renaud

Planning Board Secretary

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