



## Halifax Planning Board Meeting Minutes February 2, 2023

A meeting of the Halifax Planning Board was held on Thursday, February 2, 2023, at 7:00pm in the Great Hall at the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, February 2, 2023, which are on file with the Planning Board Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page.

Members Present: Vice Chair Amy Troup, Clerk Rick Merry and Members Robert Gaynor and Brendon Elliot. Chair Mark Millias is absent.

Vice Chair Troup calls the Halifax Planning Board meeting into session, states members present and reads agenda into record.

**MOTION to accept the agenda:** Elliot

**SECOND:** Merry

**All in favor (4-0-0)**

**Roll Call Due to Zoom:** Elliot – I Gaynor – I Merry – I Troup - I

### Hearing

- **7:05** Zoning By-Law Committee appointment of Planning Board member

Troup asks the board if anyone would want to volunteer to be on the By-Law Committee

Elliott states that he has 2 kids at home, and it would be hard for him to get away for another night but will do it if he has to.

Merry states he has no interest in being a part of that committee.

Gaynor states he will be in Florida until March and that it would be difficult for him.

Troup states that they could ask the Board of Selectman to help them out with making a decision. Troup is already on the committee and cannot appoint herself again.

Troup asks if they could allow the former Planning Board member to stay on the committee.

Gaynor asks who the member is.

Troup states Gordon Andrews.

Elliott asks if that is allowed.

Troup states she does not know and would have to ask the Board of Selectman. She is just bringing it up for discussion now to try and find a solution.

Troup opens the discussion to public comment.

Bill Pond, 40 Oak Place, asks if the discussion they are having is for another board member for weekly things.

Troup states it is for the Zoning By Law Review Committee. They are going over the By-Laws and making sure everything is together.

Pond states he personally is against Mr. Andrews coming back and should find someone else.

Gordon C Andrews, 244 Elm Street, states that the Planning Board can go to the Board of Selectman to change the requirement of how many board members they need on the review committee.

Troup thanks Andrews

### Appointment

- **7:15** 0 & 592 Plymouth Street – ADGA Realty – Site Plan extended to June 9, 2023 (120 days) sign.

Troup states ADGA Realty is not coming tonight because they turned in a new plan on January 27<sup>th</sup> and wanted to have 30 days for all the boards to review. They will be coming in on March 2<sup>nd</sup>.

Troup passes around the extension form for members to sign.

### Discussion

- Time/scheduling of appointments

Troup spoke with all the different applicants to make sure they were in compliance with everyone. One of the Engineers asked if the Board could put all of the appointments at one time so that if someone did not show up the next person could just go.

The Board members agree with having the same appointment times.

### Signing

- Site plan Larry Loco Tacos – 847 Plymouth Street

Troup states applicant went to the Fire Chief with his plans.

Gaynor states he also met with the Fire Chief before the applicant. The chief sent photographs of the where he suggested the trailer be located.

Troup asks if it is different from what is on the current plan.

Gaynor states he does not know if Loco Larry Tacos submitted the plan. Larry drew in ink where he though would be a safe place for the trailer.

Troup states they will have Larry resubmit his plan.

- 101 Monponsett Street

Troup states they have been out of site plan extension since December 9<sup>th</sup>. The board needs to discuss what they are going to do about the site plan as well. The owner stated she is not in the area.

Troup reads email from Amanda Monti regarding the extension.

Troup states that the previous secretary Jo-Anne Snow informed Monti in December about the extension. The applicants have asked for multiple extensions and continue to clear trees from the property without a site plan.

Gaynor asks if they have a site plan on file.

Troup states no.

Merry states they did have a site plan.

Troup states it was not a full site plan of the whole property it was only a partial and that they weren't going to extend anything, but they have.

Merry asks how they know that they extended it.

Troup states that she has pictures from the road, and it is different then what it was.

Elliot states he has an email from June 7, 2022 regarding an extension for a temporary site plan from May 26, 2022. Elliot asks what the next step would be other then putting them on the next agenda.

Merry states it seems that was what Amanda was asking to be put on the next meeting.

Elliot ask if there is a way to say in the communication that this has been going on for over a year and that if you aren't at the next meeting it will be an automatic decline.

Troup reads an email from October 6, 2022, regarding plans and sending them to the Planning Board.

Troup has no problem having Amanda come to the next meeting with the documentation, but they have to stop clearing protected land.

Elliot asks what they can put in the communication to Amanda regarding next meeting, denial if no show, and alternation to the property is prohibited. Without coming across as accusing them but making sure that it is written.

Troup states she has no problem with that.

Gaynor agrees with Elliot.

- Pet #981 – 0 & 314 Plymouth Street site plan extension

Board members sign the extension form.

### Meeting Minutes

- December 1, 2022

Moved to next meeting.

### Correspondence

- Notices, Memos and/or Letters from Halifax Departments, Boards and Committees.

Troup reads letter from Historic Committee in regard to 359 Plymouth Street. The concerns regard the look of the proposed building and ask to have it fit with other buildings in the area.

Gaynor asks if the Historic Committee had any specific requests for what the building should look like.

Troup states that they did not specify but might be at the meeting.

Gaynor asks if they should send that letter to the applicant to give him time to change the building design.

Troup states that she can do that.

Elliot states that the Historical Committee should give some guidelines to what they are looking for in the design.

### Adjourn

Troup asks for a motion to go into Executive Session. And will not be returning to open meeting.

Roll Call: Troup – I Elliot – I Merry – I Gaynor - I



**Documents**

1. Agenda 2/2/23
2. Meeting Minutes 12/1/22
3. Extension form – 0 & 592 Plymouth Street
4. Extension form – 0 & 314 Plymouth Street
5. Letter from Historic Committee – 359 Plymouth Street

Respectfully submitted,

Date Submitted: 3/16/2023.

Mark Millias, Chair

Amy Troup, Vice-Chair

Richard Merry, Clerk

Brendan Elliott, Member

Richard Gaynor, Member

The Halifax Planning Board