



## Halifax Planning Board Meeting Minutes May 16, 2019

# Official

**A meeting of the Halifax Planning Board was held on Thursday, May 16, 2019, at 6:30 p.m. at the Halifax Town Hall, Board of Selectman's Meeting Room, 499 Plymouth Street, Halifax, Massachusetts.**

**Members Present:** Gordon Andrews, Mark Millias, Karlis Skulte

**Absent:** Larry Belcher and Jonathan Soroko

The meeting was called into session at 6:35 p.m. and the agenda was read into the minutes by Gordon Andrews  
Motion to accept the agenda as read

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

### Appointment:

Paul Ledwell - 150 Industrial Dr., (Johnny Macaroni's, tenant). Last year put (2) outside refrigeration unit in parking lot, one on a handicap space. Was not hardwired, told to remove. Parking plan has 51 spaces. Would like to put on left side (Industrial Dr.) near electric pole. Use two spaces and put outside service to hook up for temporary use a couple times per year. Still have plenty parking spaces.

Members discussed the zoning use, in Industrial Zone, education for dance studio, also had prior day care center. Only needed 48 spaces total, calls out 49, and 52 marked. Fenced in area not longer in use, daycare no longer in building. His electrician will contact wiring inspector to put in outside service. One concern was security to ensure no one breaks into the unit. Mr. Ledwell believes there will not be a problem and have outside lights on at night. He was asked where the dumpsters are located. Mr. Ledwell showed that it is in the right back corner. Members advised to check with building dept for any permits required.

Motion to waive the requirements for a site plan review for Paul Ledwell, 150 Industrial Dr. for site plan review, due to the fact that the proposed parking meets the zoning requirements in accordance with the original approval and to allow for 2 temporary seasonal outdoor storage (food & freezer) containers, in two (2) of the (52) parking spaces, marked 47 & 48. Site plan prepared by Webby Engineering and Associates dated 9/15/2014 as modified May 16, 2019.

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

(members dated and signed the plan received and marked)

### Form A:

Plan came in after agenda posted. Members decided to review and briefly discuss the plan. To put on the agenda for June 6, 2019

### Discussion:

Memo regarding an anonymous complaint regarding deliveries at Wal-Mart as early as 5 A.M. Letter/memo Read into record by Karlis Skulte. (copy attached) It is not under Zoning jurisdiction, is part of the site plan review. Members requested for letter to be drafted to

Motion to draft letter to Walmart, stating that according to conditions set forth in the site plan approval, deliveries are limited to 8 am. to 5 p.m.

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

### Discussions/actions to be taken

Signatures for site plan – O'Reilly Auto Parts – Plan for our records, members agreed to have secretary stamp signatures on plan, letter of site plan approval was signed by Chairman.

Briefly discussed the cluster mailboxes for subdivisions. Unclear as to the Postal rules and regulations. Noted the info found was for 10 or more lots in the subdivision.

Briefly discussed if O'Reilly had been in contact, and if any other approvals were determined. They are still going thru Zoning Board of Appeals and are completed with the NOI in Conservation. Parking schedule is still under consideration with the Board of Appeals. Members looked at 167-14, retail business requires a certain number of spaces, not much can be varied for this building. Subsection K may be looked at for Planning Board to vary on case to case bases. If ever change the use of the building would need to come back to Planning to review parking. It is up to the petitioner to request a parking variance, as need to prove a hardship, and the benefits of (less) pavement.

### Secretarial:

Motion to approve meeting minutes for March 7, 2019

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

Motion to approve meeting minutes for April 4, 2019

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

### Bills payable:

Motion to pay bill for Plympton/Halifax Express for public hearing ads, inv. #10566 in the amount of \$960.00

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

Chairman asked for discussions for by laws to be reviewed for possible changes to be put on the agenda for next meeting June 6. Briefly discussed the parking schedule, could be amended to be more in line with the building. Put on agenda continuously for public to be advised for comments or anything brought forward.

Motion to pay bill for Merrill Assoc. for inspection and report of Autumn Lane, Inv. #7227 in the amount of \$825.00

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

Chairman asked for a note to be send to Zoning Board of Appeals to advise and invite Planning Board when and if the comprehensive permit for 40B is submitted.

Motion to adjourn

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

It was unanimously voted to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

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

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Terri Renaud

Planning Board Secretary

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