



Halifax Planning Board Meeting Minutes August 15, 2019

Official

A meeting of the Halifax Planning Board was held on Thursday August 20, 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, Amy Troup . Karlis Skulte arrived late.

Absent: 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: Amy Troup

All in favor

Appointments:

6:30 p.m. Don Treannie cancelled

6:40 p.m. Adam Murray – unable to contact

Discussion:

Zoning Board members Bert Gaynor and Dan Borsari present: Mr. Gaynor went over the initial application process. Mr. Gaynor thought to get a better process so that all boards are familiar and know what each petition requires. Possibly an inter-office checklist, beneficial to boards & committees, as well as the applicants. Simple folder, could contain the meeting minutes, notes from boards, etc. Stay in office for all boards to review. Each board/committee should advise of their requirements as part of the checklist, so all, including petitioners know everything that is required from each board/committee. Completeness review was suggested by Mr. Skulte.

All filings for Planning, Form A, Subdivision and Site Plans have checklists, as does zoning special permit/variance filings. Together they will work on a form. Mr. Borsari – who determines the applicant has to go to board XYZ. Who will give the direction to start process? Any board can start process. This will be a "history" of what has been done and where they have been. Start will own board and what they require and will get together again to go over process.

Discussion:

Update on postmaster to come in for discussion of CBU's. Members discussed dates and determined Sept. 5, 2019 at 11:00 a.m. contact Postmaster of new date & time.

Motion to send letter to postmaster for meeting date of Sept. 5, 2019 at 11:00 a.m. or asking for any other convenient time from them.

MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor.

Discussion:

Zoning bylaws from Selectmen to the Planning Board. Can't make recommendation until Public Hearing.

Art. 1 - Marijuana into the business district. Mr. Skulte stated he supports it. Mr. Andrews questioned Mr. Seelig regarding the wait period if an article is defeated. Mr. Seelig stated he will check but if a unanimous vote of the Planning Board it can move forward to Town Meeting.

Art. 2 - To establish 300 ft. setback in agricultural district for Marijuana distribution centers. Members discussed the change and if it would hurt or help "facilities" come into town. Petition article filed in April, PH were not completed,

petitioner wanted to do it again, but BOS didn't feel they should have to pay and go thru process again, so BOS sent it thru.

Art. 3 – change typo error. Subsection G: recreational Marijuana, subsection H is for general drugs, pharmaceutical
To clean up error in town bylaw. Mr. Seelig clarified the articles.

Art. 4 change of verbiage of renew to review of the In-law requirements. 167-7D(12) a – c. Mr. Skulte noticed that it should read as a-c and f. Also seems to be a typo error of the actual bylaw number.

Continuing to the next article, it refers to multi-family development. Looking to clarify and clean up the bylaw as there are conflicts of the schedule of use list and the use regulations. Through out the discussion, it was concluded that while there are definitions within the bylaws, but not within the use regulations. Again, to clean up confusion. Multifamily dwelling is not necessarily a multifamily development. Should they be listed together, same district and keep reference the same. Members also discussed the definition of multifamily dwelling and if it should be redefined, as, there is a definition for a two-family. Should it read a multifamily dwelling being a building intended and designed to be occupied by more than 2 families living independently in separate units. And then a multifamily development is a development of three or more dwelling units on a single lot of land under one ownership of less than 10 acres in size. Members found to have conflicting bylaws whereas there are definitions but not uses and uses but not definitions.

Discussion continued for some time with members having different opinion on what certain bylaws mean and concluded will allow for Public Hearings and let the town to vote what they want. They agreed that the bylaw should be reviewed for clarification and changes where necessary.

Mr. Millias left at 2:19 into the meeting approx. 8:49 p.m.

Remaining members continued to discuss the definitions, 167-7D and 167-12 all relating to Multifamily dwelling and developments. Members are trying to ensure that all requirements are fulfilled... site plans, section 167-28 spells out multifamily dwelling. There are still certain requirements that need to be adhered to, to meet Fire Dept. requirements as well. Acreage requirements for units, etc. Need clarification of differences of setbacks, in multifamily developments section(s) should include what those are, more specifically that multifamily has to have 150 frontage. Setbacks are already more strict.

Members went on to briefly discuss the storm water regulations, 100 year storm. Abandonment bylaw was also briefly discussed. If taxes are paid but not lived in, is it abandoned.

Secretarial:

Bills Payable:

Motion to approve the payment for 1 yr. subscription for Plympton/Halifax Express for \$25.00

MOTION: Karlis Skulte

SECOND: Amy Troup

All in favor

Mr. Skulte advised that he will not be available on September 5, 2019 for the P.B meeting /public hearing. If absent a member can miss 1 meeting, however must view, listen or read the meeting video, recording or minutes and can vote.

Mr. Seelig asked about motion for a public hearing date for zoning changes for town meeting. Must provide sufficient information and advertisements for a PH with timeframes and deadlines. Anything must be submitted in writing, then schedule hearing. Discussion continued on what needed to be advertised, verbiage and what can be changed during p.h. and on Town Meeting floor. Need to be as specific and as accurate as possible as to what the proposal will be. Members discussed having an additional meeting, schedule for Tuesday Aug. 20, 2019.

Motion for public hearing for Zoning bylaw changes to be held on September 19, 2019 at 7:00 p.m. in Board of Selectmen's meeting room.

MOTION: Amy Troup
SECOND: Karlis Skulte All in favor

Motion to have a special meeting on August 20, 2019 at 6:30 p.m. to discuss possible changes to the bylaw, discussion to be prepared for the hearing on September 19, 2019.

MOTION: Amy Troup
SECOND: Karlis Skulte All in favor

MOTION TO ADJOURN: made by Amy Troup, however no second was made.

Respectfully submitted,

Date Approved: Nov 7 2019



