



Halifax Planning Board Meeting Minutes October 3, 2019

Official

A meeting of the Halifax Planning Board was held on Thursday, October 3, 2019, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Mark Millias, Karlis Skulte; Amy Troup late.

Absent: Jonathan Soroko

The meeting was called into session at 6:30 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

6:30 p.m. 250 Industrial Drive – New Business – Danielle Grenata is in attendance.

Ms. Grenata explains her project. She is the new owner of 250 Industrial Drive. She met with the Building Inspector who reviewed and suggested she attend the Planning Board meeting. She presents current drawing plans of the building and its lot, the current building plans and what they intend to do. The pre-fab building is 750 square feet, which already exists, and they do not plan to change anything to the outside, only use the inside as a warehouse. There are 14 parking spaces, some in the front, some in the back. The traffic pattern for the site is one tractor-trailer every three months and one small truck to transport the product to their stores. The products are supplies for a retail grocery store. They met with the Board of Health for their approval. The product is pre-packaged product for retail store shelves, i.e. tea or anything you'd find on a grocery store shelf; dry goods. Mr. Millias confirms the location with Ms. Grenata. 250 is the first piece of property on the right just as you enter Industrial Drive. They are just trying to get the use for the building. There will be no office space even though there is office space built in the front. There are two coolers, pallet shelves and three garage doors and more pallet space. This has all been approved by the Building and Fire departments. There will be no modification to the building. There will be one employee and there is no retail component, it is strictly warehouse. Once a week pick-up to bring to grocery stores. They import from Canada and have a long shelf-life.

Mr. Millias feels it's a good fit and there should be no problems. Mr. Skulte confirms that there is no formal application in front of them, it's just an advisory. The Board agrees that everything looks and sounds good and wishes Ms. Grenata good luck.

Member Amy Troup joins the meeting at 6:40 p.m.

Discussion

The Board discusses the requirement of cluster box units (CBUs) at Rider's Way. They agree that the Halifax Postmaster (Carmen LaRiviere) did not show them regulations from the United States Postal Service requiring cluster boxes for subdivisions but said there should be a CBU for anything more than a single-family house. Ms. LaRiviere informed the Board that it is up to the United States Postal Service to determine what should be installed and they will assist the developer with location of the CBU on the property. Ms. Troup feels that Mr. Fabrowski, the developer for Rider's Way, should come in to have a discussion with the Board.

Appointment

7:00 p.m. Amanda's Estates (continued)

Mr. Andrews recuses himself from this discussion and action.

Motion to continue the public hearing for Amanda's Estates until October 17, 2019 at 7:00 p.m.:

MOTION: Karlis Skulte

SECOND: Mark Millias

All in favor

Secretarial:

The Secretary informs the Board there are no bills to be paid and no minutes to approve.

Discussion:

The Board has been invited to attend the Finance Meeting on Monday, October 7, 2019 to discuss Special Town Meeting articles. Secretary informs the Board she has already posted the meeting.

The Board resumes discussion of Rider's Way, CBU Installation. The Board agrees to invite Tim Fabrowski to the next Planning Board meeting on October 17, 2019. The secretary will send Mr. Fabrowski an invitation.

The Board updates Ms. Troup on the appointment with Danielle Grenata at 250 Industrial Drive. The secretary asks Ms. Grenata's next step. Mr. Millias confirms that it was just an informal meeting and the Board doesn't need to take any action and she doesn't need to return as she isn't changing anything in the ground, the use is allowed by right. Mr. Andrews states that she was verifying that the site plan wouldn't be an issue for she was proposing.

Motion to adjourn:





MOTION: Mark Millias

SECOND: Karlis Skulte

All in favor

It was unanimously voted to adjourn the meeting at 7:18 p.m.

Date Approved: Nov 7 2019

Respectfully submitted,

Gordon Andrews, Chairman