



Halifax Planning Board Meeting Minutes December 19, 2019

Official

A meeting of the Halifax Planning Board was held on Thursday December 19, 2019 at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Mass.

Members Present: Gordon R. Andrews, Mark Millias, Amy Troup and Karlis Skulte

The meeting was called into session at 6:40 p.m.

Andrews reads the agenda.

M/Millias, S/Troup to accept agenda with all in favor.

6:40 p.m. -Pasture Lane/Farmview Estates- Tina Kenyon

Not Present: Tina Kenyon

Millias says that he believes Kenyon (of Pasture Lane/Farmview Estates) will not be attending the meeting tonight since she was informed by secretary that there were no updates from Attorney Mayo for Pasture Lane at this time. Troup asks to re-schedule her for meeting on January 16, 2020.

Members review mail, notices and paperwork pertaining to this evening's meeting.

6:45 p.m. Scott Burgess-Brookside Farm/Hilda Lane

Present: Scott Burgess

Burgess is called by Andrews. Burgess says that he is going to Plan B and will not be building a house on his property. Burgess shows a plan that was approved by the Zoning Board and Planning Board in 2009 for a multi-family which he wants to bring back. Burgess is considering building one or two affordable houses depending on the cost. Burgess explains this is just a fact-finding mission to see how the Board feels about the idea. Skulte asks if Burgess has any specific questions. Andrews explains to Burgess how under multi-family he will need to get a site plan approval and, according to the By-law, each building must be on separate lot. There is a minimum of (ten) 10 acres for the whole parcel. Burgess replies that he has over 20 acres. Skulte adds that 80% of the lot must be perc-able on 200 X 200 grid, so of that ten (10) acre area all of it must be perc-able. If the whole half in the back is all wetlands Burgess might not be able to qualify. Andrews reiterates to Burgess that each building must be on its own lot. Burgess asks if rules have changed since 2010. Troup answers no. Skulte explains that there have been changes proposed, but the town has not voted to accept any and so he believes that it's still the same ordinance as it was back then. Burgess asks how to get approval and explains that the previous owner never built it because it was 2008, 2009, there was a recession and it timed out. Millias doesn't see where this was approved. Burgess states that the actual signed off copy is still in the drawer somewhere but was never recorded. Millias states that the subdivision 2009 was withdrawn. Andrews states that the subdivision cannot be rescinded so the subdivision still stands. Skulte asks if the site plan approval on the multifamily ever rescinded or expired. Burgess answers that it expired so it was rescinded. Andrews states that the Board must look at it from this day forward. If it was approved and is gone, then it's gone. The way the bylaw is, each building must be on a separate lot. If they are all connected, it can be considered one building. Skulte asks about wetland consideration. Troup adds that it is all FEMA flood zoned. Andrews states that the way the Bylaw reads is that it must go in a 200 X 200 grid and 80% of that has to perc. You must get one perc hole in every 200 X 200 grid. If not, then maybe it can be cut off. Millias adds that it looks like there is an estimated 60% wetlands on the property. Andrews reiterates that Burgess just needs to get the 200 X 200 grid. Burgess says most of the project was perc'd. Millias remarks that most likely with the other configuration, the perc test was probably a lot closer to the proposed road. Troup asks Burgess if it is the road that is approved or adjusted. Burgess answers that it is the approved road and that it's 900 feet long. Troup adds that it is under the one thousand feet.

Millias points out on this plan that there is another lot. Skulte asks about the old plan in comparison. Burgess answers that if the Board were to compare the plans, it would show very few differences with his new plan. Millias again points out some of the differences. Burgess wonders if the rules haven't changed and the original plan was approved, why this wouldn't also be approved. Karlis states that it doesn't necessarily mean that it wouldn't be approved, but the Board must look at it if he is going to formally submit something. Andrews informs Burgess of the procedure: site plan, show the lots as it is an approved subdivision. Even though it was attempted before, legally the subdivision could not be rescinded as the lots were already off it. The Board reviews copies of past meeting minutes, plans and discuss history of subdivision. Burgess informs the Board that currently, there are only wells to houses, no water; no hydrants in the subdivision, only one by the street. A subdivision change is discussed as an option for Burgess as his goal is to break even. Burgess confirms there would be 19 units. He will go back to drawing board, engineers and look at more numbers.

7:00p.m. Interview with Ashley DiSesa for Planning Board opening

The Board welcomes DiSesa. DiSesa informs the Board of her experience: she has her real estate license and is currently Director of Operations at a home improvement company where she handles all their permitting, plans and working with engineers to do additions. She just purchased a house and has two children in first grade and pre-school, and she is here to stay and would like to get involved. Planning Board seems the most interesting. She is open to learning from the members, learning new things. DiSesa grew up and worked in Carver. She is fine with two nights a month for meetings. She would like to be a part of the School Committee one day but would like to start with Planning Board as it is a large part of what the town will be like for her children's future. DiSesa likes that Halifax is friendly and hopes for it to be a place that keeps up with the times, where people want to be and can afford to live, stay, contribute and have families with children in the school systems. She would like to grow with the town. Without people living in the town there aren't enough finances to support the town. The Board explains that DiSesa would fill the vacancy left by former member J. Soroko until Town meeting where she would have to run to be a member of Planning Board. DiSesa will be meeting with the Board of Selectmen for interview on 1/14/2020. DiSesa departs.

The Board discuss how voting and appointment of new member works with Selectmen.

Discussion

The Board discusses Pasture Lane again. Andrews explains he spoke with Attorney Larry Mayo who explained that there may be some legal ramifications that even if the Town took the lot, could still go back to the developer. Mr. Mayo is looking at that avenue. Andrews spoke again with current owner Mark Comeau who informs Andrews he is still willing to sign the property over to the Town. Andrews is waiting for documentation from Comeau. When received, Andrews will send it to Attorney Mayo to determine if the titles are clean, to clarify what was deeded, etc. Attorney Mayo looked into the other side - that if the Town offered the deed, the Town meeting has to accept it, similar to Aldana Road at the last meeting. It would be proposed to the people to see what needs to be done. Further discussion on this item will continue at the next meeting and those following until there is a solution.

The Board discusses a letter from the Postal Service regarding Post Office guidelines for subdivisions and cluster boxes. Skulte requests that a link be put on the web site regarding these guidelines.

The Board discusses emails from Eric Carlson (12/13/19 and 12/17/19) and attached changes to Bylaw regarding FEMA maps. Skulte requests that Carlson provide the Board with verbiage for the two articles from the model Bylaw to help the Board figure out what needs to be done.

Bill

The Board reviews bills. The bill for Amory Engineers service for Brookside Farms/Hilda Lane for \$858.00 is discussed. The Board reviews older plans of Hilda Lane. The Board decides to hold off on paying/approving the bill from Amory Engineers as they have questions about the estimate. The Board would like to know more about the water as there is no water on the plan.

M/Troup, S/Millias to pay the bill for WB Mason for office supplies with all in favor.

Chairman Andrews departs the meeting at this point.

Meeting Minutes:

M/Millias, S/Troup to approve the Meeting Minutes for September 25, 2019 with all in favor.

The rest of the Meeting Minutes listed on Agenda are not approved as Andrews is not present and because Skulte feels edits must be made. Skulte requests Word files be sent to the members so that they can make their own edits to the minutes.

Adjourn:

M/Troup, S/Millias to adjourn with all in favor.

Respectfully submitted,

Gordon Andrews, Chairman

Date Approved: MARCH 5 2020




