



## Halifax Planning Board Meeting Minutes February 6, 2020

# Official

A meeting of the Halifax Planning Board was held on Thursday, February 6, 2020 at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Mass.

Members Present: Mark Millias, Karlis Skulte, Amy Troup and new member, Ashley DiSesa. Gordon R. Andrews is absent. Skulte is acting Chairman.

The meeting was called into session at 6:35p.m.

Secretary is out on medical leave. The Board records and takes minutes. Skulte reads the agenda.

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

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

### Appointment/Hearing

**6:30pm - 241 Franklin Street - Consolidation Plan**

No one present for this hearing.

### Bills

Bill for Amory Engineers - Hilda Lane \$858.00. Millias updates DiSesa on this bill explaining that the estimate included items that were not part of the proposal and the Board has been waiting for a more accurate estimate. Skulte reviews his email and reads into record an email secretary forwarded to all members from Pat Brennan of Amory Engineers dated 1/28/20 with an attached revised estimate. The Board discusses and compares the two estimates.

**M/Millias, S/Troup** to pay Amory Engineer's bill dated 12/2/2019 with all in favor.

**M/Millias, S/Troup** to pay bill to WB Mason Invoice #206765055 in the amount of \$28.73 for office supplies with all in favor.

### Discussion

The Board reviews and discuss 241 Franklin Street site plan and information and update DiSesa on the project. Town Admin Charlie Seelig joins the discussion to inform the Board that Land Use Counsel Attorney Kwesell and Building Inspector discussed the reason for the lot line as the two lots will be combined to one (consolidation). Millias questions the term "consolidation" on the plan. The concern is this project coming back later with a building proposal on one lot. Millias feels skeptical of this project. Skulte would like the applicants to come in and present what they are doing and what they're trying to achieve and have a surveyor walk the Board through the process. He doesn't know what the Board would be signing and if there's a need for them to sign as it has already been recorded. Troup would like the opinion of the Zoning Enforcement Officer as he has already discussed this with Attorney Kwesell who has questioned the lot line to hear what Kwesell had to say. Skulte doesn't understand the whole point of this as it pertains to the Planning Board. DiSesa would like to know what their long-term plan is. The Board and Seelig come up with a series of questions for Kwesell: 1. Is there any need for the Planning Board to act on this as it has already been recorded without the Planning Board's signatures/action? 2. Does this action effectively create the single lot? 3. Would the Assessor need to acknowledge and combine the lots to a single address? Seelig suggests the Board write a note for the future to remind them of this unnecessary lot line. Troup asks if there could be a deed restriction that would have to be recorded. Millias doesn't think the Board has ever done anything like that. The Board reviews the recorded deed. Question for ZEO: What is your opinion on the lot line as you have spoken with Attorney Kwesell?

**Meeting Minutes:**

Meeting Minutes for 11/21/2019, approved at the 1/16/2020 meeting, are signed by Millias and Skulte.

Troup would like Meeting Minutes to be verbatim for all hearings so it's not in the direction of opinion, nothing is missed or portrayed incorrectly and so things are communicated clearly. Skulte confirms with Seelig that there is currently no voice recognition software, and this would have to be purchased. Millias and Skulte don't agree that verbatim is necessary.

**Correspondence:**

The Board reviews correspondence items. Troup and Skulte give a brief summary of Hilda Lane to DiSesa. Troup reads correspondence between Seelig and Attorney Larry Mayo regarding Pasture Lane/Farm View Estates. DiSesa is brought up to date on Pasture Lane.

Millias departs at 7:30pm.

Troup continues to go through correspondence items. Brief discussion of Santander's site plan review for ATM. Skulte asks if members are interested in the new committee for building and facility needs. Troup and Skulte are unable to join this committee.



**Adjourn:**

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

Respectfully submitted,

Gordon Andrews, Chairman

Date Approved: 5/07/20

  
  
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