



**Halifax Planning Board
Meeting Minutes
July 6, 2017**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday, July 6, 2017 at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Meeting was called into order by Mark Millias at 6:35 p.m. members present , Mark Millias, Larry Belcher and Jonathan Soroko. Absent: Gordon Andrews and Karlis Skulte

agenda read into minutes:

Motion to accept agenda as read

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

Discussion:

Members reviewed a letter and plan for the Burrage Pond entrance way and parking area.

They will be putting a crushed stone roadway and into the new parking area. It was discussed if the crushed stone would constitute as being impervious, densely packed. This is not to vote on, it is informational. It was requested by the board that a representative attend the next meeting to go over the plan.

Heron Road: Mr. Springer

Letter of intent received by Mr. Springer and a new letter received (at meeting) to advise of actual date the work will be completed. Mr. Springer will make phone calls on Monday the 24th to confirm with the paver (SLT) and will advise the secretary and Mr. Annis. Mr. Springer also wanted to discuss the reduction of bond. He advised there is a couple thousand dollars involved with the work that needs to be completed. He is trying to recover money spent on the roadway and this (driveway) work.

Mr. Millias reinstated that the board had discussed that the driveway work needs to be completed before any money is released. Mr. Springer advised that they will only need to mow a couple times, around the fire hydrant, before Town accepts the road.

Mr. Soroko asked how many times the catch basins have been cleaned since the last time this issue was discussed.

Mr. Springer stated about 1 ¼ years ago, and they have been maintained in that time frame. He spoke to the Highway Dept. and they advised they only clean out every other year, because they only use salt.

Mr. Millias asked if the town has been plowing, salting?

Mr. Springer said they have since the binder has been down. He stated that it would cost three times as much to have a private contractor clean out the basins.

Mr. Belcher said he would be comfortable holding \$2,000

Mr. Springer went on to say that he will have to go thru the same process again for next Town Meeting for acceptance, which does cost money.

Mr. Millias advised he had no problem releasing the bond once the driveway issue is complete.

Mr. Springer noted that the board, Mr. Annis and himself have all agreed on what will be corrected, if Mr. Annis is not satisfied, then he (Mr. Springer) will not correct it again Mr. Springer said that he has done

everything the board has asked, letter of intent, notify the owner, and felt he followed thru on his end and the board should reciprocate.

Mr. Millias felt that if the owner is not satisfied again, not sure what the board's position would be.

Mr. Belcher stated that owner has been notified, and if he is unhappy after it is done for a third time, he would have to take on the expense.

Members agreed when the driveway is corrected they will discuss releasing a portion of the bond.

Mr. Springer stated the driveway is being fixed on July 25th, so he would not get it released until Aug 3rd.

It was then discussed to move the Board meeting to July 27, so that it could be released earlier.

Secretary will post a meeting for the 27th at 6:15 p.m. The board will go to the site to review the work, re-open meeting at the Town Hall and take a vote.

Secretarial:

Meeting Minutes:

Motion to accept the meeting minutes of June 15, 2017

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

Discussion: Jordiss Rain Estates:

Inspection report received from Silva Engineering. Members reviewed update on the progress of road construction. Members requested to send letter to developer to provide evidence of proper disposal of the organic waste.

Discussion: Multi-family development by-law

Members discussed the inconsistencies of the language of the by-laws. Specifically the public and private way language, the establishing lot(s) as it overlaps the requirements for frontage of a subdivision and language that basically treats multi-family developments similar to a subdivision. They discussed changing the language of "continuous frontage for each lot on a public or private way". Would it still require 150 feet of frontage for the access way? The language to have individual lots for multifamily developments also need to be changed.

Mr. Millias contended that the individual lots should only be in order to legally describe the parcel. He feels it is misinterpreted and the lot does not have to meet the building requirements.

Mr. Soroko stated that multifamily home and multifamily development is being characterized incorrectly. They are multifamily homes in a development, and may have to treat it almost like a subdivision.

Specific use regulations (multifamily development) counteracts the subdivision control (235). The definition of "lot" should be more specific so there is no confusion, (definitions for lot, frontage, what is required for single family lots as well as specific to multifamily) Members also discussed if (the Town) should require the same regulations if the "road" is a private way. They discussed that a private way should still be able to have access for emergency vehicles, fire apparatus. Nothing in bylaw states a road entrance has to have 150' frontage, however the road standards are 50'pavement and 30 degree radius on both sides, approximately 110' would be required. Current frontage for a single parcel is 150', if it is dropped to 110' frontage would that allow more land to be developed?

Members continued discussion for frontage for a multifamily development, as there is nothing "specific". One members stated, that if you can provided a safe access does it need 150'. Private ways are technically a driveway, but are private ways allowed according to the by-laws? Does it have to be a road? The buffer area was then discussed for subdivisions, it gives the neighbors a buffer between them and any development. What would be a sufficient buffer from a road or a neighbor, the by-law requires 50' from the road to a house (setbacks), should the requirement be more than that for a (new) road. Some members felt that private ways should be treated the same as a public way. One member thought to have the bylaw state that everything should require 150' of frontage, but another member stated it would not be fair to those in town that don't have 150 frontage and tell them they can longer access their property. They did agree whatever is decided should be the best course for the town.

Members also discussed retreat lots and access, with common driveways.

Mr. Soroko quoted from the by-law: design guidelines (of Multifamily) shall be consistent with the character of the neighborhood and with the terrain and vegetation of the site.

Mr. Belcher asked what frontage has been required for all the subdivisions? It is believed that they have been defaulting to 110' frontage. The members thought to try to make a standard requirement to go with the rest of the town.

Mr. Millias stated that Annawon Drive and Ocean Ave. are 50' total which feeds into 13+ roads within it. services hundreds of people. There are also other subdivisions with less than 110' of frontage.

It was then discussed to look at the other surrounding towns and what they require for frontages. They agreed it should be consistent with no gray areas. To be continued to the next meeting.

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary