



**Halifax Planning Board  
Meeting Minutes  
July 27, 2017**

**OFFICIAL**

**A meeting of the Halifax Planning Board was held on Thursday, July 27, 2017, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.**

**Meeting called to order at 6:25 p.m.**

**Members Present:** Karlis Skulte, Vice-chair; Mark Millias, clerk; Jonathan Soroko  
**Absent:** Gordon Andrews, Larry Belcher

Present: developer Rick Springer and resident Peter Annis.

It was discussed at the site of 4 Heron Road the rework of the driveway access. The rework was in compliance to the agreement of the Board, Mr. Springer and Mr. Annis.

Mr. Annis stated that he was very happy with the rework of the driveway entrance and has no problem with Mr. Springer requesting for the acceptance of the Road at Town Meeting.

It was motioned to suspend the meeting at 4 Heron Road and re-open at the Town Hall

MOTION: Mark Millias

SECOND: Jonathan Soroko

Meeting suspended and moved to the Town Hall.

Motion to resume Planning Board meeting at Town Hall 6:35 p.m. members present: Karlis Skulte, Mark Millias and Jonathan Soroko

MOTION: Mark Millias

SECOND: Jonathan Soroko

Agenda read into minutes.

**Discussion – Heron Road, Rick Springer**

As it was discussed (above) at the site of 4 Heron Road, the rework of the driveway is completed and all parties have agreed that it is in compliance to the agreement.

Mr. Springer requested a reduction of bond surety being held. He felt that keeping \$500.00 would be sufficient for contingencies between now and next town meeting. He stated that he will have to go thru the legal process again for road acceptance with the Selectman, the deeds, hearings, notifying abutters, for the next Town Meeting. He stated there isn't an order of conditions with the Conservation Commission for any of the roadwork, only on the lakefront homes. He indicated all the other departments did not have any issues last year, so he anticipates no issues in the future.

Members discussed the amount of bond to retain, \$500.00. All members agreed everything has been satisfactorily completed. They asked about any maintenance, snow removal, damage to the curbing etc.

Mr. Springer said there should be minimal traffic so do not expect any damage. Any snow plowing would still be minimal. The town is currently plowing for safety and emergency.

Motion to reduce the bond being held on Heron Road to \$500.00 release the remainder to Mr. Springer (\$5,500.00 + interest)      MOTION: Mark Millias  
SECOND: Jonathan Soroko      AIF

**Discussion: 355 Plymouth St.**

Joe Murray and Charlie Woodward: Dunkin Donuts: 355 Plymouth St.

Mr. Woodward (Professional Land Surveyors) submitted an updated plan for Dunkin Donuts, the Board requested additional green space in front of the parking spaces (at street) currently about 6' wide. Asked for another 3-5 feet. They brought the green space to an even 10' wide. They have designed spaces of 10 x 20. The dark green is the additional green space and leaves 27' between the spaces and the patio.

Secretary advised the patio is new, as it was not in the original plan.

It will be a 10' x 10' patio with a couple of chairs and tables, Secretary asked if it will be fenced in. Mr. Murray advised it will be rod iron fence around for kids.

Mr. Skulte recommended that the left side ties in around south side, come in parallel to the patio, to alleviate an abrupt change in the width and asked if it would be raised (6" reveal).

Mr. Murray advised it would be the same as the sidewalk.

Mr. Millias thought to bring it out and round the corner to be parallel to the patio. Come out an additional 3 – 4' then start the radius (PT) to be parallel to the building.

Mr. Murray said they would go across with a fence and put a gate by the sidewalk area. Mr. Woodward also thought to do the same on the other side of the patio.

They discussed greenery in those areas as it is already indicated on the plan, it will just be expanded. Sidewalk will be on the east side, as long as they keep the required greenery. They briefly discussed the landscaping and plantings.

Mr. Murray advised that they typically put low shrubbery, to no block the site of view, basically, ground covers, Juniper. Mr. Woodward went over the planting details regarding the existing maple trees. The trees are to be removed and replaced with ornamental trees determined by the Board representative. They also want to ensure that people can see the establishment and also not to create any traffic problems. Members requested the landscape contractor to submit a plan before proceeding with the plantings.

It was asked if the turning radius is still within requirements of WB40 for the emergency vehicles. They advised it will be WB50. It was then asked about the turn in the back for the drive thru. The Building Inspector questioned whether there was sufficient room for the left turn inside lane. Mr. Woodward stated that they widened that out, and the outside lane is for more of emergency reasons. Mr. Millias measured it to be 23' wide.

Lastly, it was asked if the road is to be widened from the access coming off of Stop & Shop, does it require authorization or permission from them to do work? Mr. Murray advised that it was pre-existing, but will check on it. It was also advised to obtain the necessary permits for any signage with the Building Department. The Septic plan was also briefly discussed, in that it was submitted to the Board of Health for approval. It was asked if the storm water design was impacted. Mr. Woodward advised it did not.

Members asked when the work may be getting started. Mr. Murray is hoping to start in the fall of this year.

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

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Terri Renaud  
Planning Board Secretary