



Halifax Zoning Board of Appeals

Meeting Minutes

May 1, 2023

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, May 1, 2023, in the Board of Selectmen's Meeting Room at Halifax Town Hall, 499 Plymouth Street, Halifax, MA with the following Board members in attendance: Vice Chairman - Kozhaya Nessralla, Members – Gerald Joy, Robert Durgin, and Tina Kenyon; Clerk - Peter Parcellin. Board members absent: Associate Member – Marline Amedee

<https://youtu.be/Xd1vOqc9GUw>

Vice-Chair Kozhaya Nessralla calls the meeting to order at 7:18pm and informs the audience that the meeting is being recorded.

Appointments

- 7:00pm – Hearing (Continued)– Petition #984 – James Rodriguez, 9 Lake St – Special Permit & Variance to raze and rebuild home **(Filed 11/23/22)**

Hearing was continued from last month's meeting. The Board reached out to Town Counsel after the previous meeting but has not heard back yet. The applicant will build on the same footprint of the existing dwelling. The Board wants to hear from Town Council before making a decision on the petition. Applicant is going to bring in ZBA decisions over the last 10 years that have increased square footage with a special permit or variances so the Board can assess.

Kenyon makes a motion to continue the hearing until June 12, 2023, awaiting a response from Town Council.

Durgin seconds.

All in Favor (5-0-0)

- 7:10pm – Hearing (Continued) – Petition #989 – Robert & Laura Doleski, 30 Orchard Circle – Special Permit for In-Law Addition **(Filed: 3/20/23)**

The Board had a site walk of the property on Saturday 4/29/23 and looked at the proposed location of the in-law addition. The Board found that there is no water runoff issues at the property.

Kenyon makes a motion to accept petition #989.

Durgin Seconds.

All in Favor (5-0-0)

- 7:20pm – Hearing (Continued) – Petition #990- Roy Keene, 312 Wood Street – Variance Detached Garage **(Filed: 3/20/23)**
 - Site walk on Saturday 4/29 @ 10AM

The Board had a site walk on Saturday 4/19/23 and looked at the proposed location of the garage. The Board found that there isn't any other place that the applicant can put the garage on the property. The garage will be used for personal use only.

Joy makes a motion to accept petition #990

Parcellin seconds.

All in Favor (5-0-0)

- 7:30pm – Hearing (Continued) – Petition #986 – Deangele Duarte, 359 Plymouth Street – Special Permit Contractor Storage and Office Space **(Filed 1/19/23)**

The applicants requested a continuance last meeting since they weren't sure if they would get a favorable ruling from the Board. The applicant thinks that the proposed project would not be detrimental to the area and would not cause major traffic concerns. The applicant compares the size of the proposed project to other existing commercial buildings in the area. The landscape design was updated from the last hearing. The board discusses the aesthetic of the building and if it will fit the look of the surrounding buildings. Kenyon makes a motion to accept petition #986 with specific conditions. No storage of fertilizer and/or hazardous materials, no fuel

torage, hours of operation in the summer 7AM to 5PM, change the facade to look more like a farmer's porch, and no porta potty storage.

Durgin seconds.

All in Favor (5-0-0)

Discussion

- Pet #958 – Kurt Marble – 275 Wood St- Request for extension on Variance. Petition was granted on 12/13/2021 but no action was taken within the one-year period. Mr. Marble is requesting an extension of his petition to receive a building permit. The board stated that an extension can only be granted within the one-year time period when the variance was approved per MGL. The applicant will have to reapply for a new variance.

Meeting Minutes

- No Meeting Minutes

Bills

- W.B. Mason – Invoice #237882540 – Toner = \$299.21
Joy makes a motion to pay the bill.
Durgin seconds.
All in Favor (5-0-0)

Correspondence

- 4/24/23 – Memo and site plans from Planning Board – 416 Plymouth Street / Kennedy K9 Camp – Comments
The board has no comments.

Adjournment

- M/Joy, S/Parcellin. Unanimously approved (5-0-0) to adjourn at 8:34pm with all in favor. (Voice Vote: Durgin – Yes; Parcellin – Yes; Joy – Yes; Kenyon – Yes; Nessralla – Yes)

DOCUMENTS

1. Agenda for 5/1/2023
2. Application Packet - Petition #984
3. Application Packet - Petition #989
4. Application Packet - Petition #990
5. Application Packet - Petition #986
6. Petition #958 folder
7. Expense Bill Schedule W.B. Mason – Invoice #237882540
8. 4/24/23 – Memo and site plans from Planning Board – 416 Plymouth Street / Kennedy K9 Camp

Respectfully submitted,



Date: 5/19/2023

Vice-Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals