



HALIFAX ZONING BOARD OF APPEALS

Meeting Minutes

Monday, February 10, 2020

The Halifax Zoning Board of Appeals held a public hearing on Monday, February 10, 2020 in Meeting Room #1 of the Halifax Town Hall with all Board members in attendance: Chairman Robert Gaynor, Vice Chairman Kozhaya Nessralla (joins meeting at 7:15pm), Member Gerald Joy, Member Robert Durgin and Alternate Member Dan Borsari. Clerk Peter Parcellin is absent.

Chairman Gaynor calls the meeting to order at 7:05pm and reprises the audience that this public hearing/meeting is being audio taped. He also explains the procedure and the protocol at the public hearings.

Gaynor explains that only two (2) Public Hearing Notices were posted but not the full Agenda. Due to this issue, the Zoning Board can only hear the two hearings posted and not the continued Petition #915 - Amanda's Estates.

Appointments:

7:00pm – Petition #917 – Twenty Twelve LLC – 275 Holmes St – Special Permit for interior renovations

Nikolas Schneider of Twenty Twelve LLC is present. Gaynor reads the Public Hearing Notice into record. Schneider presents his plans to the Board. He explains they will be gutting out the first floor to make into more usable layout. Second floor will have a removal of one wall for bathroom and bedroom will be larger. Schneider and Board review plans and changes to home. First floor will have a more open layout. Footprint is not changing. Schneider believes the current value of home is about \$275,000 and \$315,000 after renovations. He does not believe the alteration will exceed 50% of the value contrary to what the Building Inspector states. The windows are vinyl and may not need replacing. There will be no exterior work, only interior. Would like to do siding at some point, but this application is only for interior renovations. Flooring will be replaced, possibly hardwood. First floor plumbing and electrical will need to be replaced. This project should be done for a resale. Building Inspector has seen the property. Demolition permit was pulled. Gaynor reads Building Inspector's denial letter into record. Schneider states they're hoping for a \$50-\$60,000 renovation. Home was assessed at \$140,000. **M/Joy, S/Nessralla to waive the onsite inspection with all in favor. M/Joy, S/Nessralla to accept Petition #917 as presented with a Voice Vote of "Yes" showing Unanimous Approval from all five (5) members present: Nessralla, Borsari, Gaynor, Durgin and Joy.** The Board signs Decision Form.

7:15pm - Petition #902 – David A. Rota/Scroll Contracting – 292 Thompson St, Special Permit to build in-law apartment

Rota (owner) and Mirna Habib (owner) are present. Chairman Gaynor reads the Public Hearing Notice into record. Rota presents updated certified plot plan to Board with 24' x 36' in-law with 16' x 18' ground-level sunroom. Square footage is 1,242. There is a 9' x 10' common area with two (2) cased six-foot openings between in-law and existing dwelling. The existing deck was removed. There is an exterior door to patio. There are shared utilities with water and sub panel electric. They are adding an invert to increase septic by 75 feet which will also be shared. There will be two bedrooms: a master and a guest. Due to the in-law being used seasonally, there will be different heating systems. Contractor may delete first floor laundry and move into first floor bath. **M/Durgin, S/Joy to waive the onsite inspection with all in favor.** Rota submits four (4) copies of updated certified plot plan. **M/Joy, S/Nessralla to accept Petition #902 as presented with a Voice Vote of "Yes" showing Unanimous Approval from all five (5) members present: Nessralla, Borsari, Gaynor, Durgin and Joy.** The Board signs Decision Form.

Other Business

The Board reschedules Petition #915. **M/Nessralla, S/Joy to reschedule Petition #915 to Thursday, February 20, 2020 at 7:00pm with all in favor.**


Adjourn:

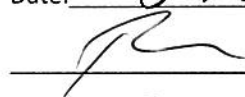
M/Nessralla, S/Durgin to adjourn the meeting at 7:41pm with all in favor.

Documents:

1. Public Hearing Notice – Petition #917
2. Application Packet – Petition #917
3. Decision Form – Petition #917
4. Public Hearing Notice – Petition #902
5. Application Packet – Petition #902
6. Updated certified plot plans - Petition #902

Respectfully submitted,


Robert Gaynor, Chairman
Zoning Board of Appeals

Date: 3-4-20

D. Bari
Hayden Miller
