

**Halifax Planning Board
Meeting Minutes
December 17, 2009**

A meeting of the Halifax Planning Board was held on Thursday, December 17, 2009 at 7:30 p.m. in the Halifax Town Hall, Meeting Room 1.

Members Present: Gordon Andrews, Chairman
 V. Richard Greeley, Member
 Edward Whitney Vice Chairman

Absent: Robert Piccirilli, Member; Dean Jafferian, Member

The meeting was called to order at 7:30 p.m. and the agenda read into record.

MOTION: by Mr. Whitney to accept the agenda, as read
SECOND: By Mr. Greeley
 UNANIMOUSLY VOTED

Appointments:

7:45 p.m. Form A Application: Gerald Phelps re: 11 Lamppost Drive

Mr. Phelps was present and advised the Board that he was in the process of refinancing and wanted to create a Form A lot ("Lot ") by dividing his current lot in two. He wanted to create a 172,352 sqft lot (3.956 +/- acres) that he may donate to the Town for a tax deduction.

There was a concern by the Board re; the easement being created over Mr. Phelps' lot (Lot 5A on said plan). The Board did not want to create a potential land locked parcel. It was suggested that Mr. Phelps come back to the next meeting with a revised plan showing the easement on Lot 5A "as a benefit of Parcel A".

Mr. Phelps explained that he was scheduled to refinance and pass papers next week. The Board then suggested that Mr. Phelps bring in a new plan with the revisions on same and the Board would come to the office and sign the plans.

MOTION: by Mr. Whitney to endorse the Form A plan entitled, "Plan of Land #11 Lamppost Drive, Halifax, Mass; as prepared by Merrill Assoc. of Hanover, MA, dated December 15, 2009" as presented and with the changes as noted
SECOND: by Mr. Greeley
 UNANIMOUSLY VOTED

Unfinished Business:

RE: ANR plan for 276 Wood St

At the last meeting, the Board received a plan from Gary Rice of Land Planning Inc. re: Wood Street. AT that meeting, the Board discussed their concern about the plan as it currently stated:

“Parcel A is not a buildable lot by itself, and is to be combined with Lot 1J, Map 118, Land of V.S. Haseotes and Sons. Parcel A is not a buildable lot”.

It was suggested that the note “Parcel A is not a buildable lot” remain and the rest of the above be deleted.

Mr. Rice delivered a revised plan as requested.

MOTION: by Mr. Greeley to endorse the Form A plan entitled, “Plan of Land Wood Street in Halifax, Mass; as prepared by Land Planning Inc. of Hanson, MA, dated November 17, 2009, revised December 4, 2009” as presented and with the changes as noted

SECOND: by Mr. Whitney
UNANIMOUSLY VOTED

RE: Discussion/Update: Brookside Farms Subdivision

It was discussed by the Board that this subdivision was approved back in 2005. To date, there has not been any work done on this subdivision; therefore, the Board voted unanimously to rescind its approval for the subdivision based on Section 235-45.

MOTION: by Mr. Whitney to rescind the Board’s approval which was granted in November, 2005, based on the Town of Halifax Subdivision ByLaws Section 235-45 which states, “The failure of a developer to complete work in a subdivision within two years of the approval of the definitive plan shall constitute a reason for the rescission of such approval”.

SECOND: by Mr. Greeley
UNANIMOUSLY VOTED

A letter was sent to Walter Greaney advising of the Board’s vote.

I. Correspondence:

The Board received and reviewed correspondence.

II. MINUTES: (December 3, 2009)

MOTION: by Mr. Greeley to approve the minutes of December 3, 2009 as presented

SECOND: by Mr. Andrews
UNANIMOUSLY VOTED

Bills:

MOTION: by Mr. Whitney to approve the payment of the bills totaling \$695.40
(Amory Engineering \$612.90; Community Newspapers \$82.50)
Mason for supplies

SECOND: by Mr. Greeley
UNANIMOUSLY VOTED

FUTURE AGENDA ITEMS:

Hilda Lane – Brookside Estates

It was unanimously voted to adjourn the meeting at 8:45 p.m.

Next Meeting: January 7, 2010

Respectfully submitted,
Deborah Carlino
Planning Secretary