

**Halifax Planning Board
Meeting Minutes
August 19, 2010**

A meeting of the Halifax Planning Board was held on Thursday, August 19, 2010, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Edward Whitney, Vice Chairman
Dean Jafferian, Clerk
Rob Piccirilli, Member
V. Richard Greeley, Member

The meeting was called to order at 7:35 p.m. and the agenda was read into the record by Gordon Andrews.

MOTION: Ed Whitney to accept the agenda as read
SECOND: Rob Piccirilli
AIF

Discussion:

Highland Woods – 99-SUB-74

Recently several home owners from Highland Estates have contacted this office in regards to different issues in the Highland Woods development that need to be addressed or fixed. Since the passing of developer Larry Salters, it is unclear as to who will be addressing such repairs and completing the roadway. The office of the Planning Board received a phone call from Highway Surveyor, Bob Badore, about a catch basin collapsing near 16 Arrowhead Road. At that time, Planning Board Secretary, Michelle Hill, phoned the builder, Peter Fiore, of Fiore Brothers Construction in Abington, with hopes of receiving a contact name. Peter Fiore stated that Fiore Bros. took instructions from Larry Salters and since he has passed he is also unclear of who to contact as family members of Mr. Salters estate have not been returning phone calls.

On August 19, 2010, Dave Levenson of 64 Highland Woods, came into the Planning Board office to inquire about the road and if the new developer will receive an ordinance to finish the roadway. This evening Dean Cicone of 38 Highland Woods was in attendance seeking the same information. The Planning Board will try to find out what is going on with the Estate.

Dean Jafferian arrives

7:40 p.m. – Discussion – 71 Carver Street (Map 71, Lot 9A)

Property owner Larry MacDonald was in attendance this evening to inquire about operating a mobile Mexican stand in his driveway located at 71 Carver Street. The property is commercial zoned. He presented the Board with photos, plans and measurements. Mr. MacDonald will be filing an application with the Zoning Board of Appeals. Ed Whitney expresses his concerns regarding traffic and cars pulling in and out of the property. Mr. MacDonald stated that he could remove the shrubs in front to make it more accessible for the cars to pull in and out. The driveway is currently 49 feet wide by 58 feet long.

Rob Piccirilli asks how the electricity will be installed. Mr. MacDonald will run the electricity from his garage and the unit comes with a small generator. The unit will also include two large propane tanks. Building Inspector Tom Millias who was in attendance tells the Board that he plans to speak with Town Counsel, Rich Hucksam, on Mr. MacDonald's behalf for guidance.

7:50 p.m. – Discussion

Business owner Eric Hatch was present to discuss his concerns about the recently approved Site Plan for 566 Monponsett Street. Mr. Hatch is concerned about the possibility of Monponsett Pond being contaminated by parking lot run-off. Ed Whitney explains that the site plan has already received approval from the Planning Board and assures Mr. Hatch that the garage is 50-60 feet from the pond. Gordon Andrews explains to Mr. Hatch that there is remediation for all run-off, including gasoline and oil, and internally in the garage is a catch basin. It is explained to Mr. Hatch that this project received approval a long time ago and the applicant recently received approval for slight modifications.

Mr. Hatch asked about the impact of run-off into the wetlands. The back of the garage is captured so the run-off can't get into the pond. Ed Whitney explained that with any site plan, any water run-off from impervious areas that is filled in with pavement, has to be funneled into basins for removal and suspended solids must have some type of drainage structure installed. It is the responsibility of the applicant and the plans are then reviewed by a civil engineer, hired by the Planning Board at the applicant's expense. Mr. Hatch will stop by the Planning Board office during business hours to review the file at his convenience.

Reorganization:

At the Planning Board meeting held August 19, 2010, Ed Whitney made a motion to keep all Planning Board members positions the same as FY2010.

Motion: Ed Whitney

Second: Rob Piccirilli

AIF

The Planning Board positions remained as follows:

Gordon Andrews, Chairman
Edward Whitney, Vice Chairperson
Dean Jafferian, Clerk
Robert Piccirilli, Member
V. Richard Greeley, Member

Signage Bylaw:

At the next Town meeting, a new Bylaw will be put into place for FY2011 that a Special Permit will have to be issued for the use of "sandwich" signs outside of local businesses. The Planning Board is working on setting some standards for sign usage and the secretary is currently working on a temporary application to present to the Board for approval.

Other:

The old Blockbuster location on Plymouth Street will reopen as a gift shop. No site plan is required as it will remain a retail location.

Seggelin – 116 Palmer Mill Road

Chairperson Gordon Andrews spoke with Town Counsel Attorney Rich Hucksam about the Seggelin's request to combine lots on Palmer Mill Road. This is a pre-existing, non-conforming lot and is not considered buildable. This lot has 25,000 feet of contiguous uplands, not the 40,000 square feet as required. Attorney Hucksam told Gordon that it is not the job of the Planning Board to determine if someone can build a house on a lot.

Secretarial:

“Certificate of Receipt” – Open Meeting Law

Form signed by Chairperson Gordon Andrews

A motion is made to discuss mandatory Commercial Building size requirements at the next Planning Board meeting.

Motion: Gordon Andrews

Second: Rob Piccirilli

AIF

9:35 p.m. Adjourn

Motion: Rob Piccirilli

Second: Dean Jafferian

AIF

It was unanimously voted to adjourn the meeting at 9:35 p.m.

Respectfully submitted,
Michelle Hill
Planning Board Secretary