

**Halifax Planning Board
Meeting Minutes
December 2, 2010**

A meeting of the Halifax Planning Board was held on Thursday, December 2, 2010, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Ed Whitney, Vice Chairman
Rob Piccirilli, Member
V. Richard Greeley, Member

Absent: Dean Jafferian, Clerk

The meeting was called to order at 7:30 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

Appointments:

7:40 p.m. 10 Thompson Street – Form A

Gary Wright of Land Planning presented plans for a Form A on behalf of property owner Joe McCarthy for land located on 10 Thompson Street. The property owner would like to create two house lots. The land consists of over 40,000 square feet of uplands and the wetlands have been delineated. The Board reviewed the plans and found that the proposed estate lot would not meet the requirements of Ch. 167-10 N – *“All lots, with the exception of estate lots, shall have a ratio of area to perimeter of more than 45. Estate lots shall have a ratio of area to perimeter of more than 40.”* According to the calculations on the proposed plans, one lot was 41,000 square feet and the other lot was 38,000 square feet which made that lot fall under the required amount.

Gary Wright took his submitted plans and will revise them to meet the bylaw for the Town of Halifax. He will resubmit the revised plans at the next Planning Board meeting to be held on December 14, 2010.

8:00 p.m. Lund Collision – 940 Plymouth Street – Site Plan Review

Business owner Eric Lund of Lund Collision was present for a discussion and a site plan review of his existing property located at 940 Plymouth Street. Mr. Lund would like to apply for a license to sell five cars at his business.

Board member Rick Greeley who owns the property recused himself.

The Board reviewed the original site plans and felt that selling cars on-site would not change the existing site plan. Mr. Lund is scheduled to appear before the Board of Selectmen on December 14, 2010 for his Class II license to sell cars. A motion is made that a new site plan is not required at this time for the sale of cars, not to exceed five spaces, at the property located at 940 Plymouth Street.

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

Discussion:

The Board members discussed lot calculation ratio requirements and would like to re-visit Ch. 167-10 N and possibly amend the bylaw to make an exception to estate lots.

Bills:

WB Mason - \$4.68 (office supplies)

A motion was made to approve the bill for WB Mason for \$4.68

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

Secretarial:

Autumn Lane – The Board reviewed the email Town Administrator Charlie Seelig received from Mr. Drolette regarding on-going issues that date back to 2008. In the e-mail Mr. Drolette inquires about the completion of the roadway and drainage issues. A memo will be prepared and sent to the Board of Selectmen suggesting they find out who is holding the mortgage to make them aware of these issues.

The meeting schedule for 2011 was presented to the Board for review. Secretary confirmed the Board usually meets once during the month of July depending on the agenda.

FYI:

GAF Engineering – White Dog Cranberry - Informational packet received from GAF Engineering regarding a permit to dig a pond for a cranberry bog.

Holidays in Halifax will be held on December 12, 2010 and the Town is looking for donations from individual boards.

Reminder the Planning Board will hold its meeting for December 16, 2010 on December 14, 2010 at 7:00 in the lunchroom and will then adjourn to the Selectmen's Meeting Room at 7:45 p.m. for presentations on the Housing Production Plan and the Master Plan. The secretary will post the changes.

Letters of request for engineering proposals were sent. To date the Board has received engineering proposals/pricing from Amory Engineers and P.M.P. Associates.

Minutes:

The meeting minutes from September 16, 2010 were reviewed and approved by the Board. A motion was made to accept the minutes.

MOTION: Ed Whitney
SECOND: Rick Greeley
AIF

Chairman Gordon Andrews spoke to member Dean Jafferian who is now working on Thursday nights; Dean may have to submit his resignation from the Board as he may not be able to attend many meetings. The Board decided to re-visit after the holidays.

8:45 p.m. Adjourn

Motion: Ed Whitney
Second: Rick Greeley
AIF

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

Respectfully submitted,
Michelle Hill
Planning Board Secretary