

**Halifax Planning Board
Meeting Minutes
March 4, 2010**

A meeting of the Halifax Planning Board was held on Thursday, March 4, 2010 at 7:30 p.m. in the Halifax Town Hall, Meeting Room 1.

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

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

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

Bills Payable: Amory Eng. (\$113.33)
 Merrill Assoc. (\$630.00)

MOTION: by Mr. Whitney to approve the payment of the Amory Engineering bill in the amount of \$113.33; and the Merrill Assoc. bill in the amount of \$630.00
SECOND: By Mr. Piccirilli
 UNANIMOUSLY VOTED

MOTION: by Mr. Whitney to suspend the regular Planning Board meeting and open the public hearings
SECOND: By Mr. Piccirilli
 UNANIMOUSLY VOTED

PUBLIC HEARINGS:

The Halifax Planning Board will hold a public hearing on Thursday, March 4, 2010 at 7:45 p.m. in the Board of Selectmen's Meeting Room of the Town Hall, Plymouth Street, Halifax, Massachusetts on the following proposed Town Meeting articles:

1. A petition article submitted by William Alger, etal to rezone from Residential/Agriculture to Commercial/Business property located on Plymouth Street known as Map 63, Lot 4, comprised of two acres.
2. Amendments to Section 167-13 Exterior Signs; by the Building Commissioner

3. Historic District Commission to create a new bylaw to delay the demolition of houses built before 1900
4. A petition for street acceptance from Richard Springer re: Kenzie's Path located in Mackenzie's Estates

Petition re: Alger request: Bill Alger was present and explained that his parents were asking to rezone their property. Most if not all, the property surrounding theirs is commercial.

Petition re: Amendment to Exterior Signs Bylaw: Tom Millias, Building Commissioner and Terry Renaud were present and explained that they were before the Board prior and were making a few amendments to the bylaw to clean it up; mostly housekeeping changes.

Petition re: Historical District Commission: informally only

Petition re: Rick Springer re: Kenzie's Path road acceptance: informational only

MOTION: by Mr. Whitney to close the public hearings and resume with the regular Planning Board meeting
SECOND: By Mr. Jafferian
UNANIMOUSLY VOTED

Appointments:

8:30 p.m. George Latini re: BR's Monponsett

Mr. Latini was before the Board advising that he planned to construct a second floor onto the existing front section of the restaurant. This new section would not be for public use, but for storage and an office.

It was noted that the Board voted previously not to require a full site plan review of the project.

The Board was shown hand-drawings of the proposed plans. (copy in file)

The Board asked Staff to forward a letter to the Building Commissioner re: the minor modification and the non-requirement for site plan approval.

8:40 p.m. Walter Greaney re: Hilda's Lane (Brookside Farm Subdivision)

Mr. Whitney noted that when this came before the Board previously, the Board was not in favor of the multi-family.

Atty ___ for Mr. Greaney noted that a special permit has been issued by the ZBA. They have received positive feedback from neighbors, Conservation, ZBA, etc. Ultimately when this was approved, there were no issues by the neighbors. However, during the

whole process, the storm water regulations changed and that changed a few details of the proposal.

Mr. Greaney noted that he received a letter from the Board rescinding his approval by the Planning Board. He was before the Board asking why the Board would do this.

Mr. Whitney explained that the time limit has exceeded in order to build the subdivision and now what is being proposed is different than what was approved by this Board. This Board approved four house lots; and now the proposal is for multiple units.

Mr. Greaney advised that he did have a mortgage on the property and by the Board rescind their approval; this could and probably would have a negative effect on his mortgage. He would request that the Planning Board withdraw its rescission.

Mr. Millias noted that not everyone is on board with the proposal. He does not feel that all the necessary variances have been received.

Mr. Whitney stated that when the plans changed, the applicant should have come back to the Planning Board to notify of the changes.

MOTION: by Mr. Piccirilli to withdraw the rescission letter dated December 9, 2009, that was forwarded to the Applicant based on Mr. Greaney's presentation tonight
SECOND: by Mr. Jafferian
VOTE: 4:1 (against: Mr. Whitney)

8:50 p.m. George Harris re: Haleigh's Way
Mr. Harris did not attend the meeting.

I. Correspondence:
The Board received and reviewed correspondence.

II. MINUTES: (February 4, 2010)
MOTION: by Mr. Piccirilli to approve the minutes of February 4, 2010
SECOND: by Mr. Whitney
UNANIMOUSLY VOTED

It was unanimously voted to adjourn the meeting.

Next Meeting: March 18, 2010 (cancelled)
April 1, 2010 at 7:30 p.m.

Respectfully submitted,
Deborah Carlino
Planning Secretary