

**Halifax Planning Board
Meeting Minutes
November 18, 2010**

A meeting of the Halifax Planning Board was held on Tuesday, November 18, 2010, at 7:35 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

Absent: Dean Jafferian, Clerk

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

MOTION: Rob Piccirilli to accept the agenda as read
SECOND: Rick Greeley
AIF

Secretarial:

State Ethic Law – receipt of copy – “Conflict of Interest” sheet signed by Board members

Discussion: Amanda’s Estates

Chairman Gordon Andrews spoke with Steve Kotowski of Webby Engineering regarding the application that he filed for a Definitive Subdivision on behalf of his applicant Corrie Merritt, Trustee of The Party Trust. Steve Kotowski informed Mr. Andrews that applicant is requesting an extension of the filing to allow adequate time to file a Notice of Intent with the Conservation Commission for crossing of the wetlands on the proposed site. The applicant would like to request an extension on the Planning Board’s 60 day time requirements to act on the Definitive plan “Amanda’s Estates”. A motion was made to accept a letter of request for a 60 day extension for the Definitive plan “Amanda’s Estates”. Mr. Kotowski will send a letter to the Planning Board requesting an extension.

MOTION: Rob Piccirilli
SECOND: Rick Greeley
AIF

Discussion: Kozhaya Nessralla – 69 Summit St.

Kozhaya Nessralla was present to review his conceptual plans for a subdivision on his property located at 69 Summit Street to the Planning Board. Mr. Nessralla proposed a six home subdivision (six house lots) on the property behind his home. There is currently an old barn and an existing greenhouse on the corner of the property. Mr. Nessralla would like to remove the greenhouse and ask for a variance from the ZBA for the barn to remain on the property. The Planning Board suggested that Mr. Nessralla ask the Selectmen if he can use a radius of 30 feet at the opening of the street. Mr. Nessralla discussed the possibility of “swapping” a piece of land that he previously sold to the Town (near the soccer fields) with a small piece of property that he currently owns so he won’t have to move the existing barn or obtain significant variances from the Zoning Board of Appeals. A motion is made not to endorse the Form A application submitted due to setbacks.

MOTION: Ed Whitney

SECOND: Rob Piccirilli

AIF

Secretarial:

Master Plan – The Board of Selectmen would like to meet with the Planning Board on December 14, 2010 at 8:15 p.m. The Housing Plan will be discussed at 7:45 p.m. that same evening. The Board voted to cancel their regularly scheduled Planning Board meeting for December 16, 2010 and hold it on December 14, 2010 at 7:00 prior to the meeting with the Board of Selectmen.

FYI:

Invitation from the Board of Selectmen to attend their meeting on November 23, 2010 at 7:45, to discuss the Town’s expectations for revenues and expenditures for FY2010.

Sign Permits:

To date the Planning Board has received two temporary sign permit applications for the use of a sandwich sign to be located outside their businesses. The temporary permit applications will expire on June 1, 2011.

Sign Bylaw:

The Board discussed changes to be made to the existing sign bylaw. They discussed the possibility of forming a subcommittee to assist with the sign bylaw changes. Secretary, Michelle Hill will speak with Building Inspector, Tom Millias and his secretary Terry Renaud and suggest they attend a Planning Board meeting to discuss the proposed changes they have been working on for presentation to the Planning Board. The Planning Board would like the sign bylaw revisions submitted for the warrant for the 2011 Town Meeting

8:45 p.m. Adjourn

MOTION: Rick Greeley
SECOND: Rob Piccirilli
AIF

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

Respectfully submitted,
Michelle Hill
Planning Board Secretary