

**Halifax Planning Board
Meeting Minutes
April 1, 2010**

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

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

Absent: Robert Piccirilli

The meeting was called to order at 7:33 p.m. and the agenda read into record.

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

I. Bills Payable: Harry Harding & Son Inc. (\$82.50)
 Community Newspaper Co. (\$82.50)

MOTION: by Mr. Whitney to approve the payment of the Community Newspapers Co. bill in the amount of \$82.50; and the Harry B. Harding & Son Inc. bill in the amount of \$82.50
SECOND: By Mr. Jafferian
 UNANIMOUSLY VOTED

II. Minutes: (March 4, 2010)

MOTION: by Mr. Greeley to approve the minutes of March 4, 2010
SECOND: by Mr. Jafferian
 UNANIMOUSLY VOTED

Appointments:

**7:40 p.m. Chris McKenna re: 566 Monponsett Street
 (Minor Modification/Site Plan Review)**

Greg Tansey of Patriot Planning spoke on behalf of Mr. McKenna and advised that he was originally approved for six condos; however, there is a potential buyer for the entire building. The parking and building footprint would remain the same. The potential buyer is looking to move his business from Plympton to Halifax. His business is

repairing vehicles. There would be 4 bays with lifts installed; one bay would be used solely for inspections. Two bay doors would be eliminated and bay windows would be installed which would actually improve the ascetics of the building. The rear of the building would be for storage of parts and cars being worked on.

The Board stopped its discussion re: this matter in order to allow Mr. McKenna to arrive and to take the other applicant out of order.

**7:45 p.m. Debra Trotta re: Grille 58 expansion
(Minor Modification/Site Plan Review)**

Ms. Trotta explained that she and her husband opened Grill 58 a couple of years ago and fortunately find that they need to expand. They are looking to allow larger parties into the restaurant. Currently, they do not have enough room to accommodate parties with a large number of guests. She and her husband have talked with the property owner and they would like to incorporate the vacant unit next door; which is about 1500 sqft. They would use the additional unit for storage and additional seating when needed. They would install pocket doors that would be used to separate the two units so that the new unit could be closed off when not in use.

The Board was advised that the architect that designed the septic stated that the existing system could handle an additional 20 seats. Further, Ms. Trotta noted that they will use paper and baskets to serve some of the food items in order to decrease the water usage (i.e. dishwasher). They currently have 58 seats and about 2250 sqft. Also, the property owner has offered to restripe the parking lot in order to accommodate more parking.

The Board asked for an updated striped parking lot plan for review prior to voting on this matter.

Ms. Trotta mentioned that she could get this done and come back to the Board at their next meeting.

**7:40 p.m. Chris McKenna re: 566 Monponsett Street (cont)
(Minor Modification/Site Plan Review)**

Chris McKenna and Bob Perry were also present, together with Mr. Tansey and explained that Mr. Perry was looking to move his auto repair business from Plympton to Halifax.

Mr. Tansey provided a brief explanation of the changes that have been made to the plans.

Mr. Whitney asked that all the changes be provided in writing, along with an amended plan for the Board's records. (wall, drainage, storm water report, etc.)

There was a discussion re: increasing the height of the wall on the east side of the building or adding ballasts in order to prevent cars from going over the wall section.

Mr. McKenna advised that he would make the necessary changes, provide the letter and try to meet with the Board of Health prior to the Board's next meeting.

III. Correspondence:

The Board received and reviewed correspondence.

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