

**Halifax Planning Board
Meeting Minutes
May 6, 2010**

A meeting of the Halifax Planning Board was held on Thursday, May 6, 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
Robert Piccirilli, Member

Absent: V. Richard Greeley, Member

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

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

Appointments:

**7:40 p.m. Stephen Martell – Lamppost Drive (02-SUB-78)
Discussion: Drainage Issues**

Steve and Donna Martell of 61 Hudson Street and Charles Frame of 3 Lamppost Drive are present. They expressed their concerns about on-going drainage issues. Mr. Martell provided the Board with photos.

Chuck Frame of 3 Lamppost Drive explained his findings. He stated that prior to the finished road being put in, a drainage issue was fixed but it didn't really seem to solve the problem. Apparently the pipe was not fixed correctly, and another repair was made. After a reasonable rainfall the water puddled again. It seems that the pitch in the drainage overflow pipe may not be enough. The water just isn't draining. The water is backing up into the leaching field of the Martell's home at 61 Hudson Street. Mr. Frame investigated the pipe; he said that the water was "trickling" instead of draining. The bottom elevation of the pipe is higher than the street. There is not enough pitch and the pipe is flat.

This street has not been accepted by the Town yet. Ed Whitney suggests that we have the developer come in for a meeting to discuss the drainage issues. A call will be made to both

Merrill Associates and Amory Engineering. The property owners would like to be notified with the date that the developers come in for the meeting. Mrs. Martell left the photos that were taken on March 23, 2010 with the Planning Board.

8:05 p.m. A motion is made to suspend the regular Planning Board meeting and open the public hearing to amend local zoning bylaw

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

The Board of Selectmen has added a second zoning article to the Town Meeting warrant. The Article would eliminate the provisions of the residential building permit limitation as it expired in 2008 that allowed 40 new single family dwellings to be built. This was in place to limit the development of new homes at that time. Seven new homes were built last year and three so far this year.

The Article is as follows:

To see if the Town will vote to amend Chapter 167-19 (Zoning-Building or Use Permit) of the Code of the Town of Halifax by deleting Section B (Limitations) which limited the number of residential building permits that could be issued in a twelve-month period.

Or take any other action thereon.

A motion was made to recommend at Town Meeting to remove Chapter 167-19

MOTION: Edward Whitney
SECOND: Rob Piccirilli
AIF

8:10 p.m. A motion was made to close the public hearing and re-open the regular Planning Board meeting

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

8:15 p.m. Town of Halifax Planning Board Notice of Public Hearing

The Halifax Planning Board discussed 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.

A motion was made to recommend the zoning change from Residential/Agriculture to Commercial/Business

MOTION: Dean Jafferian
SECOND: Rob Piccirilli
AIF
ABSTAIN: Ed Whitney

2. Amendments to Section 167-13 Exterior Signs: by the Building Commissioner

A motion was made to recommend the adoption of the changes

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

3. Historic District Commission to create a new bylaw to delay the demolition of houses built before 1900

The Historic Commission would like to add this bylaw to delay the demolition of historic homes in Halifax. There are about 85 in town. Gordon Andrews states that this could create problems for property owners and new buyers with mortgages and the delay may take up to a year in processing.

The Planning Board does not recommend the adoption of the bylaw

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

4. A petition for street acceptance from Richard Springer re: Kenzie's Path located in MacKenzie's Estates

A phone call was received by this office today regarding the small island at the corner of Franklin Street and Kenzie's Path. The island has been removed. Ed Whitney asked about the status of Kenzie's Path with the Conservation Commission. The Conservation Commission denied issuance of a Certificate of Compliance.

A motion was made to deny acceptance of the street pending the outstanding OOC

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

Secretary to the Planning Board received a phone call on May 3, 2010 from property owner Chris Green of Autumn Lane inquiring about the status of the repair of the manhole cover at the end of his driveway. Gordon Andrews will contact the Highway Dept.

The Board discussed keeping a list of new roads that have been accepted by the Town. Terry Renaud said that the Building Inspector has a list and will make a copy for the Planning Board

Gordon instructed the secretary to contact Amory Engineering and Merrill Associates about the drainage issues on Lamppost Drive and ask that they attend the next Planning Board meeting for discussion.

Minutes:

The Minutes from April 15, 2010 are reviewed and approved

FYI:

Garage Door height requirements were discussed

8:30 p.m. Adjourn

It was unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully submitted,
Michelle Hill
Planning Board Secretary