

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

A meeting of the Halifax Planning Board was held on Tuesday, November 4 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
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

Discussion:

Homeowner Richard Johnston of 81 Cranberry Drive came in for an informal discussion with the Board about the drainage basin on his property. His house is currently on the market and the potential buyers are interested in the construction of an addition to the existing home. Mr. Johnston asked the Board if he could be allowed to reduce the size of the drainage basin on his property. He stated that the easement has never been maintained and that the pipe is full of sand. He is not even sure if it is functioning. The Board reviewed the plot plan and informed Mr. Johnston that there would be an easement for his property at the Registry of Deeds. It is recommended that Mr. Johnston obtain a copy of the easement from the Registry of Deeds and speak to the engineer that prepared the site division plans.

Secretarial:

The Board of Selectmen requested to meet with the Planning Board about the Master Plan on either November 9, 2010 or December 14, 2010. The Board agreed that December 14, 2010 would work out best. The Board discussed changing December 16th meeting to December 14th at 7:00 before their meeting with the Board of Selectmen.

Discussion: Amanda's Estates

Forms C and D were submitted by Webby Engineering on October 28, 2010 for a Definitive Subdivision on Elm Street. The original proposal was for a 40B development with 42 houses to be called Amanda's Estates; the applicant is now proposing 8 houses. The application and plans were reviewed by the Board who determined that they were incomplete. The application was missing a list of waivers requested and several areas of the plan do not conform to the subdivision criteria. A 1,200 foot variance was discussed. There is also a substantial amount of wetlands on the site. The Planning Board decided not to accept the submitted plans; they would like the applicant, Corrie Merritt and Webby Engineering to attend the November 18th meeting to discuss their list of waivers, including road length and to discuss the revolving fund. Ed Whitney made a motion that the plans submitted on October 28, 2010 for Amanda's Estates are incomplete because they do not meet the subdivision requirements for the bylaw or include a list of waivers they wish to request.

MOTION: Ed Whitney
SECOND: Rob Piccirilli
AIF

Discussion:

The Board asked the secretary to send the "Request for Qualifications for Review Engineers" letter to engineers such as Merrill, P.M.P. Associates and Amory Engineering, asking for bidding information and updated fees to review large and small subdivisions and site plans.

9:05 p.m. Adjourn

Motion: Ed Whitney
Second: Rob Piccirilli
AIF

It was unanimously voted to adjourn the meeting at 9:05 p.m.

Respectfully submitted,
Michelle Hill
Planning Board Secretary