

**Halifax Planning Board
Meeting Minutes
October 7, 2010**

A meeting of the Halifax Planning Board was held on Thursday, October 7, 2010, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

Absent: Edward Whitney, Vice Chairman
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: Rob Piccirilli to accept the agenda as read
SECOND: Rick Greeley
AIF

Also present during the meeting was Building Inspector, Tom Millias.

Minutes:

The meeting minutes from August 5, 2010 and August 19, 2010 were reviewed by the Planning Board.

A motion was made to accept the meeting minutes from August 5, 2010.

MOTION: Rob Piccirilli
SECOND: Rick Greeley
AIF

A motion was made to accept the meeting minutes from August 19, 2010.

MOTION: Rob Piccirilli
SECOND: Rick Greeley
AIF

Appointments:

7:40 p.m. GAF Engineering - land off Franklin St. – Form A

Bill Madden of GAF Engineering presented on behalf of property owner John Makepeace of White Dog Cranberry. White Dog Cranberry is in the process of purchasing a little over 300 acres of land off Franklin Street from Haseotes for the purpose of building 30 to 35 acres of cranberry bogs. Some of the land is in Plympton. Mr. Madden presented the plans to the Board and expressed that the lot will be used only for cranberry bogs, there will not be any building. The applicant already appeared before the Plympton Planning Board.

There is currently a 60 foot easement road where the bogs will be accessed from Mr. Makepeace's property on Palmer Mill Road that is in agreement with NSTAR, the easement will not be executed until Mr. Makepeace owns the property. The closing is scheduled for October 14, 2010. The wetland boundary has already been approved, at some point a farm type building may be constructed on the lot as this will be a working cranberry bog. Mr. Madden stated that Parcel A and Parcel B will be joined together and will be accessed from existing land. The land consists of 50 feet of frontage on Franklin Street. A motion was made to approve the Form A Plan for Map 104, Lots 8 & 10, Map 105, Lot 2, Map 113, Lots 3 & 5 and Map 114, Lot 1.

Motion: Rob Piccirilli
Second: Rick Greeley
AIF

Plans signed by the Board members

7:55 p.m. Discussion – 71 Carver St. – Larry MacDonald

Property owner Larry MacDonald was present to discuss his plans for a mobile Mexican concession trailer to be placed on his property located at 71 Carver Street. He previously appeared before the Planning Board and would like to update the Board about possible changes to the location of the trailer. He is now proposing to locate the trailer in the rear of his neighbor, Rick Longberg's property which is located between Doyle Flooring and Mobil. Mr. MacDonald's original proposal was for the trailer to be placed in front of his home but that area didn't allow for much room without removing several bushes.

Member Rick Greeley asked about sinks and restrooms, will there be a waste tank. Mr. MacDonald stated that the trailer will be state of the art and will be equipped with electricity and it will meet all of the Board of Health standards. The Board felt that the location would be better as far as the traffic flow and parking but requested more detailed plans including an overview of the size of the lot measurements and distance from the food trailer to the street. Building Inspector Tom Millias instructed Mr. MacDonald to keep the trailer at least 50 feet from the road as a setback. The Board instructed Mr. MacDonald to come back with a scaled plan showing gravel, the flow of traffic, electrical service, etc.

Discussion:

Building Inspector Tom Millias is trying to organize a meeting for the Housing Production Plan. He was present to invite the Planning Board along with the Master Plan Committee and the Selectmen to attend. Mr. Millias asked the Board if October 14, 2010 would work. Planning Board members Gordon Andrews, Rick Greeley and Rob Piccirilli said that they could attend the meeting on that date.

Mr. Millias stated that he would be willing to work with the Planning Board early in the year to help amend and define the sign bylaw. Some changes were made last year, but they never made it to Town meeting.

Member Rick Greeley would also like to work on changes to the existing bylaw for commercial garage door height.

600 Industrial Drive

The property owner is interested in adding on to his existing commercial building. The Board would like him to attend their next meeting to present the new plans.

8:45 p.m. Adjourn

Motion: Rob Piccirilli
Second: Rick Greeley
AIF

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

Respectfully submitted,
Michelle Hill
Planning Board Secretary