



Halifax Planning Board Meeting Minutes November 20, 2014

A meeting of the Halifax Planning Board was held on Thursday, November 20, 2014, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Rob Piccirilli, Vice-chairman
Mark Millias, Clerk
Larry Belcher, Member
Rick Greeley, Member
Absent: Gordon Andrews

The meeting was called to order at 7:30 p.m. and the agenda was read into the record by Rob Piccirilli

MOTION: Rick Greeley to accept the agenda as read
SECOND: Mark Millias AIF

Appointments:

7: 30 p.m. Welby Builders: Sherwood Drive (Ext.)

Present: Paul Sheerin and Don Gillespie. They are here to update the Board regarding the drainage on Sherwood Dr. All the drainage work is complete, it has been reviewed and report will be sent. They have a schedule for work to be completed including the binder coat of the roadway. Also would like to talk about getting a few lots released. They have about 320 more feet of pipe to lay down and have turned the manholes and need to add one. Would like to advise of stages of work and they would like to have 3 lots released to move forward and keep things going. Sidewalks and plantings will need to be done in the spring. Right now about 60% completed. Street trees on each lot and light posts on each lots tied in. After binder is down will have top coat and sidewalk work (20% of project).

Mr. Gillespie: I will send a letter specifying which 3 lots requesting for release, and hopefully move forward, build and start selling in the spring. Will just have the sidewalks and planting to do in spring. If you release 3 lots, there will be 7 lots with significant value in terms of assurances to the town.

Mr. Millias thinks 3 lots will be good to start with. Mr. Sheerin feels that it will be an asset to the town to finish the road. It was asked previously about what happens to the access land from the cul-de sac, it was never really resolved earlier. Mr. Sheerin's and Mr. Gillespie's thoughts is that they will make sure the house to the left has access to the street, seems to make sense to just reallocate the land to the lots that abut it. Board and Welby Builders addressed the land and if the lots will still meet conformity. At this time it seems to be in order.

Secretary advised that the Highway department requested that the cul-de-sac at the end of Sherwood to not have an island. Original subdivision was approved with island. Board and Welby discussed the request, however do not feel that changes are warranted at this time. The island will stay as is.

Mr. Sheerin advised he will give a written update of the work to be done and which 3 lots they would like released.

Continuation: Site Plan Review – Borrego Solar Systems @ 280 South Street

Email received from Engineer, their client Borrego Solar Systems has requested to withdraw without prejudice.

Motion to accept request to withdraw without prejudice on their application on 280 South St.

MOTION: Rick Greeley
SECOND: Larry Belcher AIF

Mr. Piccirilli wanted to bring up a discussion of releasing lots and requesting cash surety. As the project goes along, prior to releasing any additional lots, the board agrees to request cash surety for completion of the road.

Bills:

Motion to pay bill to Merrill Associates for invoice #1727 in the amount of \$980.00 for site inspection of Sherwood Dr.

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Motion to pay bill to Merrill Associates for invoice #1648 in the amount of \$1470 for site inspection of Highland Estates.

Discussion: Two River Farm (Danson Ln. & Bourne Dr.) Secretary advised update of the developer wanting to relinquish bond to have Town finish the roadway. Researching will Town Counsel.

Secretarial:

Meeting Minutes:

Motion to approve Halifax Planning Board meeting Minutes from October 16, 2014

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Rick Greeley
SECOND: Larry Belcher AIF

It was unanimously voted to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary