



Halifax Planning Board Meeting Minutes December 18, 2014

A meeting of the Halifax Planning Board was held on Thursday, December 18, 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
Rick Greeley
Absent: Gordon Andrews, Larry Belcher

The meeting was called to order at 7:45 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

Discussions:

Lot release request for Sherwood Drive Ext.: Letter/email received from Welby Builders requesting to release Lots 1, 3 and 9 on Sherwood Drive (Highland Woods Estates Subdivision).

Mr. Millias feels that 3 lots is good, but the board should look into securing the rest of the road before they release any further lots. About \$134,000 left to finish road. Mr. Piccirilli wants to obtain a schedule or time frame on the three lots. If all three will be built out at once or if a time space in between to get an idea on how quickly they will be done.

Mr. Millias asked ask if there is a requirement for when the lots are released and when they have to finish / build out whether it be the lots or completion of subdivision.

Secretary advised a subdivision is or should be completed within 2 yrs.

Mr. Piccirilli also stated that he would like as far as the first 3 and upcoming weeks, how we are going to address the remaining 7 lots. The builders will have to come up with some kind of bond/cash surety.

The secretary advised the board that the certificate for release (signatures) was not ready as further information is required. Re: correct deed recording information. The board agreed not to vote on release until all information required is obtained to ensure complete accuracy.

They would like for the builders to come in to discuss further.

The Board continued to discuss how they will address the remaining lots and what they may require for security. The board wants to protect the Town to ensure the road(s) get completed. These three lots it's feasible to release them without cash security. But anything further will need bond. \$136,000 left to finish the project. We however do not have that confirmed with the Review Engineer.

Motion to Continue to January 15, 2015 for vote on lot release of Sherwood Dr., lots 1, 3 and 9.

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Secretarial:

Bills:

Motion to pay bill to W.B Mason invoice #I22170321 in the amount of \$36.23 for office supplies.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Motion to pay bill to Merrill Associates invoice #1767 in the amount of \$840.00 for Sherwood Drive Ext. inspection and report of drainage.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

On-going business:

Update: Heron Road has been finished, the last house has been permitted occupancy. The builder Rick Springer has not come in with request for release of the cash surety. Need As-built for road construction.

Mr. Piccirilli also wanted to say that the builder did say that if the board releases the 3 lots, there will be 7 lots with significant value in terms of insurance to the town, but town does not own them. The Town does not own any assurances the road will be finished.

Meeting Minutes:

Motion to approve Halifax Planning Board meeting Minutes from November 20, 2014

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Mr. Piccirilli also asked about the old cul-de-sac (Sherwood Dr.) Secretary advised that the builders will be allocating the property to the abutter. We will be requesting a new site plan for those lots affected, and ownership going to property owners.

Secretary advised of property Map 113 lots 1 & 2 is in tax title up for sale. The Town has first option to buy. BOS asked if the Board has any interest. The board agreed they have no interest for the Town to buy the property.

Two River Farms, small subdivision off Walnut St. Secretary updated the Board on status. The developer (Striar Developers) does not feel it is economically feasible to finish the road. They would like to relinquish the cash surety to the Town. Town council, Larry Mayo and Town Administrator Charlie Seelig and I are working on procedures and correct format to take. Merrill Associates have sent a full cost estimate to finish road. Currently the cash surety is higher the cost estimate. Members continued to discuss the procedures for review engineers, cost estimates, how the town will accept the road. At this time, we are getting everything in order for the Town to take surety legally without repercussions.

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

It was unanimously voted to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
