



## Halifax Planning Board Meeting Minutes February 6, 2014

A meeting of the Halifax Planning Board was held on Thursday, February 6, 2014, 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, Vice-chairman  
Mark Millias, Clerk  
Rick Greeley, Member  
Absent: Edward Whitney

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

MOTION: Mark Millias to accept the agenda as read

SECOND: Rick Greeley AIF

**7:30 Appointment:** Geoff Whalen - Form A

Geoff Whalen and Colby Whalen presenting, they would like to file for a Form A to create a buildable lot on the corner of South and Carver St. The property goes all the way to Carver St., down at bottom is an acre+ and they agreed to subdivide and build a house. Two plans were presented to members.

Mr. Millias asked which plan they prefer to use.

Mr. Whalen advised the second option as it would be easier for access with a driveway.

Mr. Andrews asked if it is 40,000 sq. ft.

Mr. Whalen advised that it is just under 1 acre and would like to split the lot right down the middle.

**Let the Record show that Rob Piccirilli came in at 7:35 p.m.**

Mr. Millias asked if it is currently one lot.

Mr. Whalen advised it was, and just want to make a separate buildable lot from current lot

Mr. Piccirilli stated that this is where the old Church was.

Mr. Whalen advised that there were plans already drawn up when they bought the property.

Mr. Andrews stated that it does not make any difference to the Planning board which way they want to go, and Joe Webby knows what the lot requirements are for lot size etc.

Mr. Piccirilli also advised that they needed the lot ratio and the (circle) has to be tangent to the front lot line.

Mr. Andrews said to have Webby draw it up and bring it back in.

Mr. Whalen was advised to contact Webby Engineering to submit a full Form A packet with the necessary checklist requirements.

Secretary gave Form A application and checklist to Mr. Whalen.

**Bills:** Motion to pay WB Mason in the amount of \$32.90 for a date stamp.

MOTION: Mark Millias

SECOND: Rob Piccirilli

AIF

**Discussion:**

Letter received 2/6/14 from Matt Chairamonte of the Halifax Coin Shop located at 272 Plymouth St. and submitted into the record.

Mr. Millias asked what authority we (Board) have over this or recommend a zoning change.

Mr. Millias thinks he should be able to have 2 signs as Cumberland Farms has 2 street frontages.

Mr. Piccirilli feels that Mr. Chairamonte should petition for a by-law change.

Mr. Millias feels that if a business has a sign and gets more business' in the building they shouldn't have to make the signs smaller.

Mr. Piccirilli advised the directory signs are allowed up to 40 sq. ft of signage.

Mr. Greeley said that he has for his business' 1 x 6 signs, so he can plug them in as he get business'.

Secretary advised Cumberland Farms does have a sign on both street frontages.

Mr. Greeley said that if he wants to come in, we could try to accommodate his business needs.

Members discussed the sign by-laws. Mr. Andrews said this would be a good by-law for the Zoning By-law Review Committee to consider for changes.

Mr. Millias feels that's the signs on the building itself does not attract enough business, and if the by-laws are restricting then they should be changed, if the 40 sq.ft was picked arbitrarily then is should be reviewed.

Mr. Andrews read from the by-law "no sign shall be larger than 40 sq. ft."

Mr. Millias says if there are multiple business' they should be allowed to have a sign.

Mr. Piccirilli thought that maybe the by-law should be amended to allow more signage (sq. footage) maybe base it on how many business'.

Mr. Millias again asked if the board had authority to grant a request for larger signs.

Mr. Andrews stated from the by-law 167-13D(d) "the special granting authority shall be the Planning Board" – a special permit application for lighted signs, signs which are larger than those allowed by right or signs in all districts shall be referred to the Planning Board. The Planning Board shall hold a public hearing, and it's decision must be rendered within twenty-one (21) days of the public hearing. An appeal from the Planning Board's decision must be made in compliance with the Massachusetts General Laws Chapter 40A Sec. 8"

Mr. Andrews said he could come in for a Special Permit. Cumberland Farms (owner of the building) would need to apply for the Special Permit. Mr. Andrews then gave some history of the sign at Cumberland Farms.

Discussion continued on Special Permits and who would have to apply.

Mr. Millias thought to tell Cumberland Farms they can add more to their sign, but if they don't want to then end of discussion. But feels 40 sq. ft. isn't large enough.

Mr. Piccirilli agrees as far as the directory sign, but not for just one business.

Mr. Andrews asked about Bella's, as it is much larger than 40 sq. ft, but is grandfathered in.

