



Halifax Planning Board Meeting Minutes June 5, 2014

A meeting of the Halifax Planning Board was held on Thursday, June 5, 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
Rick Greeley, Member
Larry Belcher, member
Absent: Mark Millias

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

Reorganization of the Board.

Rick Greeley motioned to nominate Gordon Andrews for Chairman

MOTION: Rick Greeley

SECOND: Rob Piccirilli AIF

Rick Greeley motioned to nominate Rob Piccirilli as Vice-Chairman

MOTION: Rick Greeley

SECOND: Larry Belcher AIF

Rob Piccirilli motioned to nominate Mark Millias as Clerk

MOTION: Rob Piccirilli

SECOND: Larry Belcher AIF

Appointments:

7:30 Paul Ledwell- 150 Industrial Dr.

Mr. Ledwell present: He would like to change the use of the front portion of his building from the Magical Years Learning Center to a take-out only restaurant. It would serve Rotisserie turkey and chicken. (like Bongi's in Kingston). There will not be any seating. Mr. Ledwell advised that he already spoke with the Highway Dept. as he would like to create a curb cut from Rte. 106 into the front part of the building as to alleviate the traffic from Industrial Dr. The Dance Studio is still located in the back portion of the building and does not want to create any dangerous situations with the dropping off of children for class and patrons going into the Take-Out. He advised that it will be called "Caitlin's Country Kitchen".

Mr. Piccirilli asked for a parking schedule for new employees?

Mr. Ledwell explained there will be fewer employees than the Day Care and he intends on have 3 employees. The building is 4800 sq. ft.

Mr. Piccirilli is concerned with the Handicap Ramps.

Mr. Ledwell said the front has existing ramps already

Mr. Greeley stated that he doesn't see any problem with the parking spaces that he can observe.

Mr. Andrews is concerned with the curb cut layout of the street and the clearance to the building and traffic pattern. Also if there is enough parking.

Mr. Ledwell said that the traffic patterns and concerns with the dance studio would be eliminated by the curb cut from the main street.

Mr. Andrews requested that the plan be drawn up and brought back to the Board with the curb cut and parking layout as a Modification of Site Plan. Mr. Andrews then asked if the dumpster is on the dumpster pad.

Mr. Ledwell said yes" but is moved to a different location???

Mr. Andrews said they will require a new plan to be signed for their records, (folder)

Form A – Chris Greeley – 193 Holmes St & Delia Way Map 44 Lot 6A

Board Member Mr. Greeley recues himself.

Mr. Chris Greeley (owner) presented a Form A to change the lot line in the back of the property to be transferred to Bruce and Paula Sylvester of 5 Delia Way. Parcel A consisting of 20,200 S.F to be combined with Map 44 lot 5D.

Members reviewed the Form A plan. Seemed very straight forward, no discussion.

Motion to approve Form A Map 105 Lot 6A.

MOTION: Rob Piccirilli

SECOND: Larry Belcher

AIF

Site Plan Review: Amanda Estates – off Elm St.

Amanda Monti and Steve Kotowski of Webby Engineering. Site Plan received on May 8th. Presented to Planning Board June 5th. Mr. Kotowski representing for Amanda Estates. This is to be a 6 Bldge 12 Unit Multi-family Development. They have not changed the pavement or sidewalks from the last set of plans. The length of the road has been reduced from 1242 feet to 1150 ft of roadway. The wetlands crossing will be the same, only change is the length of road. Intersection has been enlarged, standard, figure concerns traffic water, public, with individual septic systems. Zoning requirements are met with 12 acres for 12 unit's density, increase vegetation buffer to 100'. Pave cul-de-sac with no island. Cape Cod burm. There will be an Association created for maintenance, drainage structure, standard operation, plowing, landscaping , all within the Association, no lot lines. Looking for Site Plan approval/endorsement to go to ZBA and Conservation. Did exploratory 200 x 200 grid perc testing. Some already witnessed by BOH. # of percs... 16 grids.

Mr. Greeley asked if the "homes would be condo's or rentals?

Mr. Kotowski advised they would be Duplex's

Mr. Piccirilli asked if it would be and Association.

Mr. Kotowski showed sketches of the Duplex's. Easements around the units for privacy. (would be done at the end of the project). 3 bedroom and up? Mirror images of each unit.. 1st and 2nd floors

Mr. Andrews asked if it was sent for review.

Mr. Kotowski said a copy of review from Merrill , same plan, just shortened tangent section, near cul-de-sac.

Halifax Trails, Monponsett St. : Multi-family Development.

Alan Comeau owner, Greg Driscoll, from Jacobs Driscoll Engineering.

This will be informational at this time as a Site Plan Application has not been submitted.

Mr. Driscoll showed the plans to the Board, this is to be located at 265 Monponsett St. to be a 26 unit on a combined 26 acres consisting of an 11+ acre and 14+ acre lots. Buildings will all have/will be Town House with private patios, 2 car under garages. Green space will be on the second parcel to the right. They will also provide gardens deeded to each unit. Green space will have walking trails. The buildings are on separate lots, as required under Multi-family By-Law. They will be asking the Zoning Board for variances and the Special Permit for Multi-family. It will be a private way, with sidewalks out front of buildings, and garages will be on the back road. There will be traditional catch basins. Pipes will connect wetland to wetland... Plans are available with submission letter.

They have the drainage calcs being worked on, just need finalization. Shows they will work.

Mr. Andrews asked about the depths of basin.

Mr. Driscoll advised 70 down to 65, and can do dry infiltration.

Mr. Piccirilli asked about the drop off in intervals.

Mr. Driscoll said "one foot drop off".

Mr. Andrews asked what are for soils out there?

Mr. Driscoll said the soils are pretty good in the sense

Existing and proposed drainage area. Water goes up and off, water goes to wetland and then to other with pipe connecting.

Mr. Andrews said 71 coming in and 68 going out? With Existing drainage

Mr. Piccirilli asked if the pipe is existing?

Mr. Comeau advised that the pipe is clay and very old. 2- 6 minute percs. 29 holes all passed.

Mr. Andrews asked how the course and if the soils are sandy loam.

Mr. Comeau said the soils are sand and gravel, with good conditions, water tables. 7-8' Rte 58 is higher. 80% will be open space- feel would be better for the Town, abutters and residents of the development. Every unit will have a garage.

Mr. Andrews asked about the septic in the middle.

Mr. Driscoll explained "yes".

Mr. Greeley asked about the floor plans

Mr. Comeau explained they are 2 to 3 bedrooms with 9' ceilings, will be an open floor plan. very upscale. Each building will be a different color and front style will vary. The garage will have 8' ceilings.

The Townhouses will be approx. 1,574 sq. ft. with optional finished family room in other half of basement .

Each unit will have access to open fields and will be deeded a 12 x 15 garden for their own use.

Mr. Greeley asked about a third floor

Mr. Comeau said they will not be finished and will be for storage.

Mr. Greeley asked about outside lighting.

Mr. Comeau said it will be typical street lights. And whatever the Board may recommend spaced about 100' apart.

Mr. Andrews asked about a buffer all around the development?

Mr. Comeau advised that they have 65 side setbacks, 70' to property line.

He advised they are going back to the Zoning Board on the 16th. For follow-upland then continue to the next meeting.

Mr. Andrews talked about a joint meeting.

Mr. Comeau said they want to cluster the structures and leave more open space in rear lot, 80 % open space. Rear lot line is forest?

Mr. Andrews asked about the distance between buildings

Mr. Comeau said they are 100' apart? Have 70' to the rear lot line.

Mr. Comeau stated that the side lot that they are buying is not buildable, as the lot requirements cannot be met. Upland, then wetland, then upland. Unable to get one buildable lot on the parcel. Going to run trails along the high ridges on the parcel.

Mr. Andrews asked if there was anyone in attendance that has any questions.

Mr. DiBona a resident of the town attending meeting asked about the length of the road.

Mr. Driscoll stated that it is approx. 450' to the circle. Under 1000'. Maybe 650-700 to the end. Each building will have a different front and a different color.

Mr. Andrews: Your going to submit on Monday, so this is just a preliminary discussion.

Mr. Andrews asked if they will be looking for any waivers.

Mr. Comeau/Driscoll said they will be asking for rear setback, front setback because of the separate lots, they will be 11' to right of way to make private way & condo assoc. It will be common ownership for lots.

Mr. Andrews stated that if the drive is common ownership they may not need a variance. Draw to the center and have the drive go through it.

Mr. Driscoll said they created the private way in order to get the frontage on each lot. Asked if you can bring the lot lines out to the center.

Mr. Andrews said he would look into it.

Petitioner and members discussed the water line requirements.

The Site Plan review will be on the Agenda for June 19th at 7:45 p.m.

Meeting Minutes:

Motion to accept the Meeting Minutes of May 1, 2014 as is.

MOTION: Rick Greeley

SECOND: Rob Piccirilli AIF

Secretary presented a Waterways Chapter 91 form for the Board to review and sign.

Chairman Andrews signed.

Bills:

Motion to pay the bill to CNC Newspapers for the Advertisement of Public Hearings in the amount of \$300.00

MOTION: Larry Belcher

SECOND: Rob Piccirilli AIF

Secretary requested the members of the Board to sign a signature page for the Registry of Deeds

Motion to pay bill to the Registry of Deeds for the Recording of Member Signatures in the amount of \$77.00

MOTION: Larry Belcher

SECOND: Rob Piccirilli

AIF

Chairman asked secretary to send memo to have joint session on Halifax Trails site plan review and public hearing for Multi-family Development and Amanda Estates.

Secretary presented to Chairman Andrews a memo from the Zoning Board of Appeals requesting a line item transfer of \$30.00 to cover overage on expense account.

Members had a brief discussion regarding the over spent account.

Motion to transfer \$30.00 from Planning Board Expense Account to Zoning Board of Appeals Expense Account.

MOTION: Rob Piccirilli

SECOND: Rick Greeley

AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

It was unanimously voted to adjourn the meeting at 10:00 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

