



Halifax Planning Board Meeting Minutes September 18, 2014

A meeting of the Halifax Planning Board was held on Thursday, September 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
Rick Greeley, Member
Mark Millias, Clerk
Larry Belcher, member
Absent: Gordon Andrews

The meeting was called to order at 7:31 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. Continuation - Site Plan Review: Amanda Estates – Multifamily Development

Present: Joe Webby from Webby Engineering:

Mr. Webby: The Board asked me last time to make sure that every building, 6 buildings each be put on its own 40,000 sq. ft. minimum lot. So then we can go and say this has already been approved and reviewed and what we call a parcel that is going to contain a driveway and then have these duplex's on their own individual lots. I have eight sets here for you.

Mr. Piccirilli asked to be refreshed:

Secretary: Amanda Estates is basically doing a multifamily development, everything pretty much seems to be in order other than getting the individual buildings on separate lots, which is a requirement.

Mr. Piccirilli: Everything is the same just on separate lots.

Mr. Webby: yes, these are all going to require variances from, but what I was told by the Board the last time I was here, you would handle the site plan but the Appeals Board would handle the variances.

Secretary asked what type of variance will be needed.

Mr. Webby: I think the only variance we are going to need is what they call the 150 ft frontage. They are 100 feet from the back line, the buildings are 100 feet away from each other.

Mr. Piccirilli: Joe, did we have a review on this.

Secretary: Merrill has reviewed this over and over with the subdivision plan. I think they made the tangent smaller.

Mr. Webby: We didn't touch the infrastructure, because it had already previously reviewed and approved, we didn't touch that at all.

Mr. Piccirilli: Any questions from the board,.

Mr. Millias: No, I think all we did is advise, just to draw on the lots, there were no specifications on the lot requirements themselves. Even the frontage I don't think was an issue.

Mr. Belcher: Just wanted to see the square footage (lots) were just as drawn, we're not suppose to even bother with the variances.

Mr. Greeley: How big are the houses.

Mr. Webby: I don't know, I believe they are all 2 bedroom.

Mr. Belcher questioned about them having their own association and any conditions.

Secretary advised we can put conditions on the approval. On the letter we can make sure they take care of plowing, sanding, drainage etc.

Mr. Piccirilli: So it is 100% completely private.

Mr. Belcher: It's theirs past that point.

Secretary: We can put that in the conditions as well:

Mr. Belcher: I think that would be in our best interest.

Mr. Piccirilli: Do we have that letter as far as we can set conditions.

Secretary: We haven't received anything directly from them, which we may want to ask for. From Joe or Amanda Monti and Corey Merrit, who I believe is also an owner.

Mr. Piccirilli: Do you have that letter Joe?

Mr. Webby: I don't know, what is it?

Secretary: It's a letter basically stating that you understand that it's a private way, and they are responsible for plowing, sanding, complete drainage, maintenance of the road.

Mr. Webby: Do we give that to you or is it a condition of approval?

Secretary: Basically both. It's going to be a condition that both we understands that, Zoning understands that, Highway understands that.

Motion to accept Amanda Estates Multifamily Development, on Elm Street, for the Party Trust, by Webby Engineering. Plan for lot 6 and 13 on Map 15 and Lot 9 on Map 14. Also to met the order of conditions and subject to Zoning Approvals, and any other requirements of the Town Departments.

MOTION: Mark Millias

SECOND: Rick Greeley

AIF

(Copy of letter of conditions required)

7:45 p.m. Paul Ledwell: 150 Industrial Drive – Caitlin's Country Kitchen

Present: Mr. Ledwell - (last meeting Board was unable to vote on)

Mr. Piccirilli: How did you make out with the Board of Health?

Mr. Ledwell: The copies are in right now for the Engineers approval, which I dropped off yesterday. Just waiting to hear back from them. Which I believe would be on October 1st., on that Agenda

Mr. Piccirilli: And did you approach the Fire Chief on the propane tanks.

Mr. Ledwell: Yes, no problem as long as, who ever does the propane, pull the permits, and was satisfied with that.

Mr. Piccirilli: The location was fine.

Mr. Ledwell: No problem with that as long as it abides by the codes. Also talked to the Highway Dept. Bob. No problem, if anyone has any questions, call him directly. But I'm all set to do the curb cut.

Mr. Piccirilli: As far as this, you talked to the Highway so, Ok.

Mr. Ledwell: Yes, he said no problem, I would just like to get that done and over with before the weather hits, before someone decides to pave 106.

Mr. Piccirilli: I think we answered all the other questions as far as the Town's concerned, so does anyone want to make a motion, with a condition of approval from the Board of Health.

Motion to approve Site Plan review for 150 Industrial Dr. Lot 3A Map 58 with the Condition of approval of the Board of Health and other Town Departments.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF (Mr. Greeley abstained: abutter)

8:00 p.m. Hollywood East. - 413 Plymouth St.

Toni Gianetti and Mike London –

Mr. Piccirilli: Did we find out anything on the property? Secretary: We did.

Mr. London: Yes we found out the issue with the lot, the landlord did buy it. It was actually parcel A, B, C are not building lots. This was the parking lot area in question, parcel b, which on here, those spots are now part of that line.

Mr. Piccirilli: Where is that, parcel C, that sliver.

Mr. London: Yes, that is grass up by the road.

Mr. Piccirilli: So you do actually now about the other road?

Mr. London: Yes, this is all paved, all the way up.

Members and petitioner reviewed the Form A approval of parcel B combined with lot, approved in 2006.

Mr. Piccirilli: What are you looking to do here?

Mr. London: A Class II, used car license.

Mr. Piccirilli: And you have 3 employees

Mr. London: Yes, 3 total, and I think we figured it out we need 6 customer and employee parking total.

Mr. Millias: It's 28 feet from the front and you were going to park parallel to the property line.

Mr. London: Yes, and like 2 cars at the back, dead ended, and along the side.

Mr. Piccirilli: Previously there were 9 spots, is there any stripping.

Mr. London: Yes, and no stripping.

Mr. Greeley: What type of work do you do for repairs now,

Mr. Gianetti: Restorations and repairs, timely classics, fabrications. Based the spaces on 18 x 9 per,

Mr. Piccirilli: I think, your looking for 6, only concern is with the public, is possibly a handicap, just designated with a sign out front.

Review of spaces required. 3 for employees, and 3 for customers, 1 handicap. How many cars for sale:

Mr. Millias: What can you provide, and that will figure on how many the Town can grant you for selling.

Mr. London: We can get 17.

Mr. Piccirilli: Whose drawing is this, Allied's.

Mr. London: Based on 18 x 9 we can get 17 spots, and we can park in the back. So we wouldn't park up front, we are not utilizing this area now. Nothing is down here. But have that capability.

Mr. Gianetti: All the spaces were using, 2 or 3 cars are personal cars. That gives us space to work.

Mr. Piccirilli: Other question? Is this tarred. If you park here to the curve, is it tight to the lot line, or would you park out here, point being, can an emergency vehicle get back into here if they needed.

Mr. London: Yes, its 28 feet wide and a spot would be 9, so 19 foot wide path.

Mr. Millias: One of the issues is going to be whether or not that it is really that wide, this is edge of pavement and your already at least 20% to the building. Its 28 feet off of the range.

Mr. Gianetti: We measured 28 feet.

Mr. Millias: From the range of the building to the property line, not necessarily 28 feet from the building to the edge of the paved area.

Mr. London: We have a full size trailer here and you can get a car and 4 people wide between to pass by them.

Mr. Piccirilli: You can get a fire truck through there.

Mr. Gianetti: Yes, absolutely

Mr. London: Yes,

Mr. Greeley: How many customers do you expect to have.

Mr. London: 3 customers, and we have 3 employees. Most of the customers cars are parked inside.

Mr. Belcher: Just as far as the plan goes you have 17 spots, 6 are required for employees and customers, and your looking for 10 for sale.

Mr. London: Or anything I can get. Looking for 10 but whatever we can do.

Mr. Piccirilli: The Selectman decide on the amount.

Discussion of spaces and how many for sale, Planning Board can only approve site plan and make a recommendation.

Mr. Piccirilli: I just want to ensure there is enough space for customers, backing up and not getting congested.

Mr. London: I understand, we would make sure there is ample room, if it's full, we'll put a care in back and not use all of it.

Mr. Piccirilli: The way it's laid out, can a customer be here and another come and turn around in your lot without backing out.

Mr. London: Yes absolutely with every spot full, you can pull in and turn around.

Mr. Piccirilli: Based on the fact that you have 6 spaces for parking of 3 employees and 3 customers, designate one to handicap, that's 7. Your showing 17 on there, and I don't know how congested this gets in here or not, I don't think this was drawn by and engineer, so the feasibility, turning radius, based on approved for 9 before, we can do a review in a year. Any other questions.

Motion to approve site plan review Hollywood East Classics (Allied Auto parts) for 7 spaces for car sales, with review in one year. (Any other conditions from Town Departments to be met)

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

8:15 p.m. Nicholas Memmo - 320 Monponsett St. Site Plan Review Class II

(secretary brought members up to date on petition; Joe Webby showed plan at last meeting and gave quick overview of site, display area and proposed garage.)

Present: Mr. Memmo: Yes, we didn't change anything from previous to me to buying the property. These were all the parking spaces, I didn't want to get technical and make it crazy. I own a lot in Whitman and moved over here. I put a fence up for privacy and this garage, (it) was a green house and made it smaller and put it here. There are 21 spaces.

Mr. Piccirilli: So there are 21 spaces there now.

Mr. Memmo: Yes, this is crushed stone over here, was the old mulch yard.

Mr. Millias: Would employees have access to the house portion of the driveway.

Mr. Meemo: There is not going to be any employees, I do a lot of internet sales, but there is a fence going up here for my privacy to divide it from the business.

Mr. Millias: So you don't expect to have any other employees other than yourself.

Mr. Memmo: No. Pretty much internet sales, people will see it if they drive by. Start on line and then come down.

Mr. Piccirilli: What about signage.

Mr. Belcher: We already approved the sign.

Mr. Memmo: Ya, that was already existing too. I just have to reword it. The only thing that I changed, is I put a fence up and moved the green house, put a garage and made it smaller.

Mr. Piccirilli: How many vehicles to you think you have for sale at any given time?

Mr. Memmo: 21 maybe, it's a large lot, this is a lot of room in here, so if I needed to in the future. I found that if I have too many cars I can't keep up, so 21 cars is fine.

Mr. Belcher: Are there requirements for customer parking.

Mr. Piccirilli: Yeah, you are going to have to have something for customer parking, if you have 21 cars, there are no parking spaces left.

Mr. Greeley: How do people turn around in there.

Mr. Memmo: It's actually larger than it seems, can do one of two things, can probably circle here, or you can come in back right here and then come back.

Mr. Millias: He has 28 from the fence, to the beginning of the parking, has a good radius right there. Almost 33 feet. A 30 foot radius is excessive, a 30 radius from any road.

Mr. Piccirilli: Where are you going to be running the business from?

Mr. Memmo: For now there is an office inside here, I'm going to use that until I build the garage and put a little computer area.

Mr. Piccirilli: So your intention is to run the business out of the garage and house as the home. Basically which is 4 parking spaces, so you are going to need a total of 7 parking spaces that you can't use to put cars in. So, based on that I'm guessing it will allow you 14 for used cars.

Mr. Belcher: The only thing I can say is if you wanted to try to boost that number a little more, instead of calling this a display area, make them parking spots.

(secretary: display areas is for the cars)

Mr. Piccirilli: Yes but if he is going to the Selectman, it's our recommendation based on the what is provided. They only other thing I can say, just because it has come up in the past, issue, is the handicap parking.

Mr. Memmo: Ok, I can put something up and designate one.

Mr. Greeley: Where are you going to put the snow.

Mr. Memmo: I can put it over here, move cars around, move snow.

Mr. Greeley: And the dumpster:

Mr. Memmo: I have a dumpster and keep it right over here.

Mr. Piccirilli: What about lights at night.

Mr. Memmo: Wal-Mart keeps it pretty well lit, so it won't be an issue. Maybe put a solar panel light on this sign coming down.

Mr. Piccirilli: Again, our recommendation will be based on approval from other town boards.

Motion to accept Site Plan Review for Nicholas Memmo of 320 Monponsett St. for 21 parking spaces with 7 reserved for customers and employees parking, remaining for sale, with 1 handicap. To allow for 14 cars for sale pending any conditions and approvals from other Town Boards.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

Form A: 480 South St. Mark Whelan

Mr. Webby from Webby Engineering submitted Form A on 9/16/14. This was already before the Board and just needed to be drawn up. 480 South St. (where the church used to be) Existing house, and new lot line, other than circles being tangent, they have plenty of room. Mr. Piccirilli asked about the shape factor, which is less restrictive so probably ok. There is an easement for the existing driveway to go over the new lot, access and utility easement.

Motion to accept the plan for 480 South St. Map 71 Lot 17C to subdivide lot 17C drawn by Webby Engineering for Mark Whelan dated September 8, 2014 to create 17C and 17D.

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Secretarial:

Bills: Motion to pay invoice for Merrill Associates Invoice #1546 for \$1544.56 Site inspection of Highland Woods and Invoice #1548 for \$1026.36 for Site Inspection of Sherwood Dr. (total \$2,570.92)

MOTION: Rick Greeley
SECOND: Larry Belcher AIF

Meeting Minutes:

Motion to approve meeting Minutes from August 7, 2014

MOTION: Larry Belcher
SECOND: Rick Greeley AIF

Motion to approve Meeting Minutes from September 4, 2014

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias
SECOND: Larry Belcher AIF

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

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

