

**Halifax Planning Board
Meeting Minutes
January 16, 2014**

A meeting of the Halifax Planning Board was held on Thursday, January 16, 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
Ed Whitney, Member
Absent: Rick Greeley

The meeting was called to order at 7:34 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Ed Whitney to accept the agenda as read
SECOND: Rob Piccirilli AIF

Motion to suspend the regular Planning Board Meeting and to continue the Public Hearing on the Special Permit for 934 Plymouth St.

MOTION: Ed Whitney
SECOND: Rob Piccirilli AIF

7:34 - Public Hearing for 934 Plymouth Street, Halifax, MA: Mini Self Storage

Present: Mark Bonenfant, PMP Associates, and Richard Berry, Applicant:

Mark Bonenfant from PMP Associates presenting on behalf of Mr. Berry.

Mr. Bonenfant stated that since the last meeting, he has incorporated the boards comments and added some parking spaces in front of the building including ADA space. Also added two notes to the bottom of the plan designating certain storage areas on the first floor specifically for Handicap accessibility. so there will be no question about the general staircase and warehouse style elevator.

Other questions was for a floor plan and the look of the building. Mr. Bonenfant presented a picture of a standard storage building and will have it match the current corrugated metal building, doors and windows. Mr. Berry advised that it will be from the same company, (Heritage) that provided all the material for what is there now.

Mr. Whitney also wanted to know about the restriction of what would be parked in the storage area?

Mr. Bonenfant also included the guard rail on that side.

Mr. Andrews asked about the stone/gravel that is currently in that area.

Mr. Berry said it is stone and gravel.

Mr. Whitney said their concerns about the parking spaces, proposed striping with angled parking, but the distance between, about 18 feet off the building by 3 feet.

Mr. Bonenfant advised there is also a 5 foot buffer for a walkway between the building and parking.

Mr. Whitney reviewed the plan stating that 22feet +, gives 18 feet or so for trucks to swing in.
Mr. Andrews asked and stated most of the vehicles would not be there all day.
Mr. Berry said No, that those who come in are usually gone within an hour.
Mr. Whitney asked about employees, where do they park, in front or on side?
Mr. Berry advised that they park in front and some are dropped off, but parking for the manager is out front.
Mr. Whitney said that as long as there is no continuous parking is should be ok if anyone needed to get around.
Mr. Bonefant said it is just short of 20 feet of what is left between the parking spaces and the existing building.
Mr. Andrews asked if there was anything else for the board to discuss.
Mr. Piccirilli asked if they had touched on parking vehicles in the back storage area because of oils and drippings.
Mr. Whitney said the issue was that it wasn't that so much of a concern but if something caught fire, they needed to be able to get emergency vehicles into that area.
Mr. Piccirilli asked that he (Mr. Berry) wouldn't allow vehicles to be parked down there, but more of boats, trailers and campers. Mr. Piccirilli reiterated that the way it is laid out is that the fire apparatus can't get a good shot out there.
Mr. Berry: said that there is not enough room, but the firemen and hoses could get in. Mr. Berry agreed that nothing flammable would be stored out there. (outside storage area as shown on the plan)
Mr. Whitney stated that most commercial buildings would have a fire lane going all the way around the building, reason being, to easily get to a building with the hoses, but if can only get so far as it is several hundred feet.
Mr. Berry said more than likely there are currently a few trailers out there, and will be repositioned, and have no motors on them, it would be most inert as possible, and wouldn't want that anyway and states it is not the place to do it.
Mr. Whitney has no other concerns.

Mr. Whitney: We are holding the Public Hearing for a Special Permit for a building over 5,000 square feet, and a site plan modification. Mr. Whitney asked if there is any other input or any other submissions for the application.

Motion to close the Public Hearing for a Special Permit and Modification of site plan for 934 Plymouth Street.

MOTION: Ed Whitney

SECOND: Rob Piccirilli

AIF

Mr. Andrews asked if there was any further discussion?

No further discussion.

Motion to approve the Site Plan Modification and Special Permit for a building over 5,000 sq. ft. at 934 Plymouth Street, the date on the revised plan is 12/23/2013.

MOTION: Ed Whitney

SECOND: Mark Millias

AIF

Motion passes unanimously.

Bills:

Motion to pay in the amount of \$92.00 to the Halifax Postmaster for 200 Forever stamps

MOTION: Ed Whitney

SECOND: Rob Piccirilli

AIF

Motion to pay bill to Community Newspaper for the Special Permit petition advertisement for 934 Plymouth Street in the amount of \$82.50

MOTION: Ed Whitney

SECOND: Mark Millias

AIF

Meeting Minutes:

Motion to accept the Meeting Minutes of December 19, 2013

MOTION: Ed Whitney

SECOND: Rob Piccirilli

AIF

Discussion: Highland Woods.

Mr. Andrews wanted to advise the board and bring to their attention that the lots within the Highland Woods Estates, specifically the Sherwood Drive extension is up for sale at this time. Mr. Andrews also advised that the lots are still encumbered by the Town.

Mr. Whitney reviewed the latest report from the Review Engineer, Merrill Associates. He would like to know from Merrill about the top course as the report states, but no mention within the report. The Board asked the secretary to contact Merrill Associates for clarification of the reports.

Discussion: The Board previously voted to submit an article for the Annual Town Meeting to change the by-law for section 167-7 §13 for buildings over 5,000 sq. ft requiring a Special Permit. Mr. Whitney was not present at the time and would like to amend the wording to included ground floor area. Mr. Whitney would also like to review and amend if necessary the definition of "area".

Adjourn:

Motion to adjourn meeting.

MOTION: Ed Whitney

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

