



Halifax Planning Board Meeting Minutes August 21, 2014

A meeting of the Halifax Planning Board was held on Thursday, August 21, 2014, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias: clerk
Rick Greeley, Member
Larry Belcher, member
Gordon Andrews (arrived at 7:42 p.m.)
Absent: Rob Piccirilli

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

MOTION: Rick Greeley to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

Anthony Muscollino – 416 Plymouth St, Site Plan Review Discussion

Present: Richard Vena, Anthony Muscollino, John Coyman:

Mr. Coyman, Represent “Bella’s” presenting plan for a storage container to be located on the back of the unit at 416 Plymouth St. (formally Halifax Pizza) This will be a cooler storage unit for Bella’s Pizza (moving from 319 Plymouth St.) A site plan was submitted to the Board members. This will be a insulated unit with a rubber roof connecting to the existing wall. Tight seal around the unit, with 25 yrs. Spec as noted. They plan on taking out the planter and attached to the back of the building. No parking spaces will be affected, and will put bollards around the unit. There will also be an egress from the side of the container and plan on putting another one door.

Mr. Millias: Will there be a change in grade.

Mr. Coyman: No, there will be a concrete pad put in first about 1’ thick.

Mr. Greeley: Have you approached the Building Inspector.

Mr. Coyman: Yes, he said to talk to Planning Board first.

Mr. Greeley: This is a self-contained refrigeration

Mr. Coyman: yes

Mr. Millias. What about the discharge or drainage issues.

Mr. Coyman: It will be sloped towards the parking lot, and drains into the back.

It will be a 9.8’ by 28.10’ in size. The pavement will be saw cut to have minimal damage to parking lot

Motion to approve the cooler location plan for Bella’s restaurant, 416 Plymouth St., Halifax Ma. Drawn by Design Concept of New England.

MOTION: Larry Belcher
SECOND: Rick Greeley AIF

Mr. Andrews arrived at 7:43 p.m.

Discussion:

Joe Webby of Webby Engineering present:

Discussion with board members regarding multifamily requirements on site plan reviews:

Mr. Andrews reviewed and read aloud the requirement of each building in a Multifamily Development shall be located on an individual lot with frontage. Multifamily special permits are granted through Zoning Board of Appeals. 167-7(D)(2) minimum size of lot and continuous frontage. Minimum lot sizes, setback requirements for each building.

What is Planning Board responsibility for with site plan on multifamily developments. Planning Board may approve site plan with conditions (notations that they will need variances, etc. from the Zoning Board of Appeals. Members also went thru minimum living area for dwellings.

Mr. Andrews advised to revise the plans with buildings on separate lots and come back in for approvals. Secretary advised that extension will expire before next meeting and asked if her would like to extend for the applicants. Mr. Webby request extension for 60 days to prepare new plans to place each building onto individual lots.

Motion to accept Mutual Agreement of Extension for site Plan Review for Amanda Estates, off Elm Street for 60 days.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

Site Plan Review: Nicholas Memmo - 320 Monponsett St. - (for Class II license)

Joe Webby of Webby Engineering:

Basically Nessrella's old house, corner of Rte 106 an 58. John Devine had mulch sales previously. Mr. Memmo would like to get a permit to display and sell cars. Also 18 x 30 garage in back and fence off dwelling so it is separate them. Used parking formulas, if we use them, we only need 7 spaces, but currently they were already approved for 21. They are not delineated spaces its just room that is out there, all graveled. Basically he would like to move his cars in there and start selling.

Mr. Greeley: Is he going to keep it gravel?

Mr. Webby: What he is proposing right now is to keep it gravel, just like it is.

Secretary advised of comments from departments. Fire Department has not problems. Building Inspector is concerned as proposing 21 cars for sale at any given time, but only has 21 spaces, concern for customer and employee parking.

Mr. Andrews: does he have an office n there.

Mr. Webby: Hoping to have it in here.

Mr. Greeley: what is he using for septic.

Mr. Webby: He has access to the house. The employee will live in here or he will live in there. (referring to the existing house)

Discussion of parking requirements, proposed 21 spaces, 7 spaces are required.

Mr. Millias: The spot that is labeled “vehicle sales display”, do you know if he is going to do any type of work in there, or

Mr. Webby: Just the one there,

Mr. Belcher: So he’s going to have 21 spots and use that for more vehicles?

Mr. Andrews: That is going to be the specialty of the day.

Mr. Millias: So there won’t be any improvements going in there.

Mr. Andrews: So your looking for approval of site plan.

Mr. Webby: Yes

Mr. Andrews: Any questions.

Secretary advised that comments are not due from other departments until September 1 and advised he could come into tonight to present but come back in on the forth for a final decision.

Mr. Greeley: What is it now.

Mr. Webby: grass on some edges and gravel, reprocessed in the middle. Mr. Webby showed a photo.

Mr. Belcher: He’s going to put up a garage, put up a fence, and everything else is pretty much the same.

Mr. Andrews: We also have a sign, proposed.

Mr. Webby: Just to redo the sign that is there.

Mr. Andrews: 13 sq. ft., we approve that too. Take a look at it.

Motion to accept to erect a sign at 320 Monponsett St. for Nicholas Memmo.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Mr. Webby did advise that a catch basin that in a depression, but anything that goes is going in there, nothing is going up the street. This is lower than the street. I did tell him, that obviously if he ever does pave this that it would have to direct everything down, collect it and put in a sedimentation basin before discharge into that, with permission from the Highway Surveyor, DPW. No way we could infiltrate on site.

Motion to continue Site Plan Review for Halifax Auto Sales for Nicholas Memmo at 320 Monponsett St.

MOTION: Larry Belcher

SECOND: Mark Millias AIF

Continuation – Site Plan Review - Halifax Trails, Monponsett St. : Multi-family Development.

Greg Driscoll, Richard Comeau, Philip McKeller and Ed Jacobs present.

Planning board requested a third party review of the drainage calculations. Completed by Brent Watts of Watts Engineering. Members read over comments on review. Mr. Driscoll presented revised plans to the Board. Each comment was addressed by Jacob/Driscoll Eng. and revisions were made on the plan. Reports of responses submitted to Board. Mr. Driscoll went over each comment and response, reviewing the plans with its changes accordingly with the Board. All comments were addressed. (copy attached)

Mr. Millias asked if they buildings were on individual lots.

Mr. Driscoll: Yes, they are on separate lots and asked for dimensional variances from the Zoning Board, this is a private road.

Mr. Andrews: Anybody see anything with the site plan that you want to discuss?

Mr. Millias: I do not

Make a motion to accept the plan for Halifax Trails

Mr. Andrews: I would like to add on to the plan that as you have it drawn that we are approving the site plan but we note that it doesn't meet the requirements for setbacks.

MOTION: Mark Millias

SECOND: Rick Greeley

AIF

Motion passes 4-0

Form A: Gary Rice from Land Planning. 117 Fuller St. owner: Carol Julien

Presenting for owner: Gary Rice. Would like to have Form A approved, 117 Fuller St. Previously came in to divide lot, and was approved. Owner wants to redefine the lines to have the back land with the existing house. The existing garage meets setback requirements.

Motion to endorse plan of land Plot 1 for 117 Fuller St. for Carol Julien, Form A.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

On-going Business:

Motion for extension to the next meeting. Borrego Solar Systems requested (via email) for an extension for the site plan review off South St. Motion to extend Borrego Solar Systems for 60 days.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

Secretarial:

Motion to accept the Meeting Minutes for June 19, 2014

MOTION: Rick Greeley

SECOND: Larry Belcher

AIF

Motion to accept the Meeting Minutes for July 10, 2014

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

Motion to accept the Meeting Minutes for July 17, 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 8:50 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

