



## Halifax Planning Board Meeting Minutes September 4, 2014

A meeting of the Halifax Planning Board was held on Thursday, September 4, 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  
Absent: Gordon Andrews, Larry Belcher

The meeting was called to order at 7:35 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:

#### Site Plan Review: Paul Ledwell – 150 Industrial Dr. – Caitlin’s country kitchen

Present: Paul Ledwell: Here to give updated plan drawn by Webby Engineering for 150 Industrial Dr. Curb cut will be from Rte 106 into new establishment. The plan shows where grease trap will be in parking lot. The right front side of the building will be used for the take out establishment. Will be strictly take out, there is no seating, and have no intension of having seating, other than employees sitting down. No one will be sitting to eat food. (drawing with how it will be set up, preliminary) Will have propane gas, tank will be underground in front of parking lot. (proposed island) The tank will be about a 500 gallon tank.

Mr. Greeley asked if he has spoken with the fire Department as that is their jurisdiction. Mr. Ledwell said he has not spoken with them yet. Will make minor changes to the floor plan, take out double window and put in door for entrance & exit.

Mr. Piccirilli wanted to go over the comments from the Board of Health regarding the grease trap. Mr. Ledwell will have to have it designed, go before the board and have it approved. Mr. Ledwell advised he spoke with the Highway Surveyor and he didn’t have any issues with the curb cut. The new business could have it’s own entrance. Mr. Ledwell does not want to have additional traffic in and out of Industrial Dr.

Mr. Millias asked if there was any issues with the entrance and any other roadway. The state may have a requirement as to how close the entrance is to another entrance, or to the road is (Industrial Dr.).

Discussion regarding who would be responsible for the actual curb cut construction, Highway Dept or Mr. Ledwell.

Went over the remainder of list: concerns.

- Hours and days of operation? 10 am to 6 pm 6 days a week, Sunday closed and possibly Monday, Mr. Ledwell is not sure yet.
- Established that there will not be any seating for the public.
- Parking was discussed and has adequate parking for employees, and customers. Handicap parking, the entire side will all be handicap, will have either a pole or signage. Calculation of parking is on plan a total of 49. The parking has not changed from original site plan, the employee count from previous business will go down.

- Lighting is going to be on a timer as it is now, and will not be pointed into any abutting business and will be located for his parking lot.

Mr. Greeley is an abutter to the property therefore he cannot vote on the Site Plan. As quorum is now not met, the petition will have to be continued.

Mr. Greeley (as an abutter) stated he has no concerns with the site or proposal.

Motion to continue Site Plan review for Paul Ledwell to September 18 at 7:45 p.m.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Mr. Piccirilli advised Mr. Ledwell to contact the fire Department regarding the propane tank. They may require some bollards in front of the building.

Informal Discussion: Hollywood East. - 413 Plymouth St.

Toni Gianetti and Mike London – filing for a Class II license for 10 cars. (secretary advised this is informal discussion as they did not file a complete Site Plan Review petition) They would like to discuss to see what the Board would be looking for as far as a full Site Plan Review.

Proposed 9 parking spaces, the side area is paved to the left, and could probably get in easy 17 parking spots. What would they qualify for instead of doing the whole parking lot over. Right now they do fabrication on older cars. The original site plan was probably for Allied Auto (previously Granite Guys).

Mr. Millias has concerns with entrance and directing traffic in and out. Mr. Gianetti was advised not to use the “road” (old Plymouth St.) Mike said it doesn’t make sense anyway as to the layout.

Mr. Millias asked about the actual taking of the road and actual road and where the lot lines actually are.

Mr. Piccirilli was concerned with going over Town property.

Mr. Gianetti said entrance is all thru the front of the property.

Mr. Millias asked if there would be any new work to the parking lot.

Mr. Gianetti said no. There are basically 9 lots in front, and if they could do more along the (left) side there would be about 17. He would like to have about 10 cars for sale.

Discussion of a dealer’s license and how to go about it. The applicant has to go thru the departments before going to the Board of Selectman for a Class II license and then to the State for a dealer’s license.

Mr. Millias has concerns with the parking spots and pre-existing plan design.

Mr. Piccirilli asked for secretary to do more research on the lots and what may be grandfathered in for easement over Town property. To start, based on sq. footage of building and employees they will have, get enough parking on plan, to see what can be fit on the lot.

Members want to ensure they property has rights to the front entrance to the street. They need to get the parking for the business on his property and show it fits onto plan.

Mr. Piccirilli asked how they would classify the business?

Mr. Gianetti said he is a general automotive and fabrication business.

Mr. Piccirilli: At this point, do the parking calculations with the lot you have, what can you fit on for employees, 1 per 100 sq. ft. of building. 1 space for each 2 employees, and to accommodate customers, and spots for cars for sale.

Mr. London asked if the cars are parked inside the building. They have space inside as well.

Members do not believe it makes a difference if there is space inside for vehicles. Building is about 4K sq. ft. Board of Selectman will determine how many cars they will allow for sale. The Planning Board can only advise on the parking proposed on plan.

Mr. Piccirilli stated that based on there being 9 before, see what you can do for parking, that would be the first step to laying it out. Where it has been an established business and approved for 9 parking spaces in the past, you can always ask for waivers from us.

Secretary asked for them to come in on Monday to do more research on the property. Continue to September 18 @8:00 p.m. for further discussion.

General Discussion: Board would like to send to Board of Selectman, as far as the lot is concerned, the liability to the Town and parking on Town property. Also wanted to go over Cpt. 167-7 for Salesroom for Motor Vehicle as opposed to Repair garages for motor vehicles. (Schedule of uses is conflicting)

Secretarial:

- Email from Accountant about 5K in Master Plan article. Would like to close it out. Master Plan Committee funds, would go back into General Fund? Mr. Piccirilli would like full Board to discuss.
- Zoning Board was able to have a 40B seminar and will be on October 22 @7p.m.
- Charlie asked to get info on Two River Farms, (Bourne Dr. and Danson Ln.) when developer would finish road, unable to get any response from Striar Developers.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Rick Greeley

SECOND: Mark Millias

AIF

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

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

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Terri Renaud  
Planning Board Secretary