



## Halifax Planning Board Meeting Minutes January 15, 2015

A meeting of the Halifax Planning Board was held on Thursday, January 15, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

**Members Present:** Gordon Andrews, Chairman  
Mark Millias, Clerk  
Larry Belcher  
Absent: Rob Piccirilli, Rick Greeley

The meeting was called to order at 7:45 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Mark Millias to accept the agenda as read  
SECOND: Larry Belcher AIF

### Discussions:

Ed Johnson, Highland Woods Estates: Board would like cash surety for insurance that the road (Highland Cr.) will be completed once Sherwood Drive has been finished by Welby Builders. Mr. Johnson advised he has spoken to the bank (Scituate Federal Bank) who is holding \$100,000 surety for his portion of Highland. The bank is also holding back funds for Welby Builders, (new owners /developers) of Sherwood Dr. for completion. The bank did suggest a Tri-Party Agreement. Bank is holding \$100,000 (out of the sale of Sherwood) back for completion of road. Mr. Johnson stated his plan is to top Rye Meadow, Split Rail, Bayberry and Highland. He also stated that he will be getting Highland completed ASAP once Sherwood is built out. Mr. Johnson said he would call the bank regarding a Tri-Party Agreement to have Halifax also listed and get back to the Board. This is the most popular agreement.

### Discussion/Action: Sherwood Drive Lot Release:

Motion to release from covenant lots 1, 3 and 9 of Definitive Subdivision on Sherwood Drive

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

### Discussion/Action: Notice of Default:

Motion to declare Striar Development Corporation in regards to the subdivision of Two River Farms has defaulted on the Covenant,

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

Motion to send Notice of Default and demand pressure of performance to Striar Development Corporation for the subdivision at Two River Farms and ask release of surety to finish the work. The subdivision which was approved on January 20, 2005.

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

**Bills:**

Motion to pay bill to Merrill Associates invoice # 1843 of Two River Farms in the amount of \$400.00 for site inspection and report of Two River Farms subdivision.

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

Motion to pay bill to Merrill Associates invoice #1820 for Sherwood Drive, in the amount of \$1050.00.

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

**Discussion:**

Amanda Estates: It was advised by the secretary that the Special Permit for Multifamily Development to be located off Elm Street, known as Amanda Estates was approved by the Zoning Board of Appeals on Monday, Jan. 12, 2015. It was also advised that page 2 of the site plan was altered to create the 30’ buffer requirement for Multifamily Developments.

The Board would like to have petitioners come back in or may have to appeal Zoning Boards approval. The new plan is showing about 18” of road pavement and feels that it is a significant enough of a change to warrant a new site plan review. The Board also asked if the Conservation Commission has approved a new plan yet. Secretary advised she did not know what has been approved.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Larry Belcher  
SECOND: Mark Millias AIF

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

Respectfully submitted,

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Terri Renaud  
Planning Board Secretary