



## Halifax Planning Board Meeting Minutes March 19, 2015

A meeting of the Halifax Planning Board was held on Thursday, March 19, 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, member  
Rick Greeley, member  
Absent: Rob Piccirilli

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

MOTION: Rick Greeley to accept the agenda as read  
SECOND: Mark Millias AIF

### **Appointments: Deb Trotta – Lyonville Tavern**

Ms. Trotta was going to come in to discuss a new sign to be put up for the new restaurant, Lyonville Tavern and if she would need a special permit. It would go in place of former tenant Bella's Pizzeria. Secretary advised board that a discussion between the Building Inspector, Tom Millias and Town Administrator Charlie Seelig, that it may not be necessary for the owner to obtain a special permit to put up a sign larger than what is allowed in the sign by-laws. But it was determined that the signs already pre-existing, probably before the by-laws.

Members asked where the sign would go. Secretary advised it would go in the middle where there is open space. What she plans to do is have the pylon sign blasted and repainted and redo the lighting. She is not taking the whole sign down and replacing with new.

Mr. Andrews: She's just a new tenant moving in.

Members agreed that putting a sign up for her business should be ok.

Mr. Millias and Mr. Seelig determined that she can submit a sign permit application for approx. a 3' x 8' sign for review and approvals by the Building Inspector.

### **Discussion: Blackledge Farm:**

The Zoning Board of Appeals is looking for comments and or concerns for the 40B application from ALL boards. Secretary went over some of the details of the application. 52 single family homes with 3 – 4 bedrooms, 13 will be affordable 2 will be 4 bedrooms and the rest 3 bedrooms. Five homes will be built out front at the entrance and the rest will be in the back of the property. Secretary gave copies of the plan. Secretary would like for board to review and get written comments to ZBA by April 13.

Mr. Millias asked about prior applications.

Secretary gave brief history of their 40B applications, and Multi-family development between 2008 to now. There is a statement within the application on the history of the property.

Members discussed briefly about the perc testing requirement for Multi-family dev.

ZBA would also like any recommendation for Peer Review Engineers.

Mr. Andrews advised that Cullinan Engineering would be good for review.

## Discussions:

### **Tri-Party Agreement** for Highland Estates

Merrill Associates submitted an updated Cost Estimate to finish the roadway. Secretary spoke with Ed Johnson earlier in day. Mr. Johnson advised that some items are completed. Street lights can come off as the board gave him a waiver, \$14K can come off. Concrete bounds, he advised there is only 16 remaining, therefore the majority of that can come off. Street and Stop signs, and the As-Built plan is almost done, he is doing it as they go along. So would be less. Also street trees, can come off as there is only 4 left on Bayberry to plant once the houses are completed. Mr. Johnson also indicated that within the next 4 months that he plans on having the rest of the roads paved with the exception of Sherwood and the entrance.

Mr. Andrews: Feel that they will have to do something as the road is starting to deteriorate, especially after this winter, he might as well do the double barrel too.

Members reviewed the layout of Highland and what streets are paved and what needs to be completed.

Mr. Andrews asked what Mr. Johnson thinks it should be reduced by.

Secretary advised that it was not discussed, but that Mr. Johnson reiterated that the bank is holding \$100,000 for completion.

### **Two River Farms**

Atty: Larry mayo is still working with the representative for Striar to get the agreement to release of Covenant. Mr. Andrews brought the board up to date. Mr. Andrews and Atty. Mayo meet to discuss both issues. Mr. Mayo would like them to sign off on the agreement that way they cannot come back to the Town on anything. The other thing is, if they give us all the money, technically, we are not suppose to keep any money that is remaining, we have to return back. Mr. Andrews does not have a problem with that. Talked about to have this work put out to bid as a package. There should not be any problem with that. The whole price may be better than trying to piece meal it all. Get a report from the engineer on what needs to be done and send out to bid. Top course, tack coat, adjustment rings for the drainage, probably loam and seeding, The As-built Plan, might want to call the engineer that was there instead of someone else. Maybe break up like that, and maybe engineer do the bounds. Break it up into two pieces. SO Atty. Mayo is having them (Striar) sign it and then it will come back to us to sign.

Secretary advised that as of tonight, Striar Dev. needs more time for their lawyer/attorney. So we don't have it back yet.

Mr. Andrews also spoke with Atty. Mayo about Highland Woods and what we need to do over there for bonds instead of releasing lots. Discussed that it is determined that what we want (as a board) as far as the money with the contingency of 20% over. And as they do the work, we are not subject to releasing all the money... ex: the \$ to finish Sherwood Dr is \$200K and they did \$50K of work, we are not subject to releasing \$50K at that point. Board does not have to keep dropping it down so for instance there is only 5k left and at that, we would be able to get them back to finish. We can release what we want. He is also going to do some investigating with some of the other subdivisions we have and see what alternatives we have to try to get those lots that are being held, have them turned over to the town, sell them off and finish the roads.

(Delia Way, Autumn Lane, Pasture Lane)

Problem is the developers to have covenants on them, but they can go out and put a mortgage on those. Atty. Mayo didn't think that there would be anything to prevent to put in the covenant that they can't have those lots encumbered by mortgages. If they don't have a mortgage on them, there will be more inclined to finish because all their money will be tied up.

