



Halifax Planning Board Meeting Minutes June 18, 2015

A meeting of the Halifax Planning Board was held on Thursday, June 18, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Rob Piccirilli, Vice chairman
Mark Millias, Clerk
Larry Belcher, Member
Absent: Gordon Andrews

The meeting was called to order at 7:40 p.m. and the agenda was read into the record by Rob Piccirilli

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

Appointments:

Brian Grady – GAF – Informal Form A. Property owned by Peter & Lee Meier. Principal dwelling (lot 2C) Vacant lot (pole barn on 2K) Lot 2J primarily the cranberry bogs. Lot 16 which contains cranberry bog and the dwelling at 63 South St. Those are parcels that exist. Trying to sell as a package. Someone interested in all but the home. Trying to divide off the home from the lot. Only 35k ± square feet of upland, need 40k. More than 40k of vegetated upland but loose square footage is within the flood plain area. Went over plan. Shape factor may come into play. If it meets the shape factor?

Mr. Millias – lot 2J and 16 would be combined so would not worry about frontage?

Mr. Grady- Dissolve the lot line and combine the two so have frontage over here, but still need physical access which is here.

M. Piccirilli – This lot as it stands is carved here, 35k contiguous uplands at this point and 1.34 acres at this point. I assume you meet all the setbacks on the house?

Mr. Grady: built in 1963

Mr. Piccirilli – Do you know what you have off the front of the house?

Mr. Grady – just under 40 ... about 38'. The barn in the back would remove 24' of it. There's a lean-to.

Mr. Piccirilli: The lot is nonconforming at this point.

Mr. Grady: yes, that is not changing, setbacks are not changing, enough to the side lot line. This barn has a 24' lean-to and could remove that to meet the rear 40' setback. To meet 30' side setback ...just at the bog and would give the bog back an easement for maintenance, mowing and access to the edge of the bog. Take this long narrow piece to the front I give the bog back an easement there as well for there also.

Mr. Piccirilli: at that point you would have the 40K

Mr. Grady: Well, it's very close.

Mr. Millias: Is there a BVW outside or just the reservoir and the bog?

Mr. Grady: There's a small BVW... all within the floodplain. So if I can make the shape factor, come back> Will have easements over it to get access to the bogs.

Mr. Piccirilli- As far as we are concerned to make a Form A, you may have some issues with the house setbacks, but I don't think that will pertain to our Board.

Mr. Millias: The front one he won't have to meet and the sidelines he'll get.

Mr Belcher: It's pre-existing, except that leanto in the back. Take care of that.

Mr. Grady: I told them I would need that physically removed before I came back and officially submit the plan.

Mr. Piccirilli: I don't think you'll have a problem, just make sure you have a circle of 120' tangent to the front lot line that has to fit in there. If you're going to come back, make sure you meet all our by-law requirements. Check the shape factor, wetlands, circle. For our viewing, put in setbacks from the house corners so we know just so it's on there.

Mr. Grady will come back for next meeting July 2, 2015 at 7:30

Members went over requirements for ANR's and as far as a lot. Cutting a lot as opposed to subdivisions. The Board is just to approve "a lot". Should we approve and send a letter forward regarding the pre-existing, non-conforming lot. If it is less non-conforming, or better than it was. As a board approve with variance or does that create further complications. Get in as many requirements as possible.

General Discussions/Action to be taken:

Sherwood Drive: Request from Welby Builders to release all remaining lots on Sherwood Drive. Developer has posted a \$120,000.00 cash bond which has been deposited into the Bank with Town of Halifax and Welby Builders name. At this time, the amount is sufficient enough to release the remaining lots

Motion to accept the lot release from covenant on Subdivision known as Sherwood Drive Ext, Halifax, MA dated 7/11/03 revised 10/27/03 which is recorded with the Plymouth county Registry of Deeds #1002 of 2004 of Plan Book #49 pg 45 hereby release the following lots for building or sale from the Covenant to Welby Builders LLC, Lots 2, 4, 5, 6, 7, 8, & 10 on said plan. Reference of deed Book 44640 page 227.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

Morgan's Power Equipment has applied for a Class I license with the Board of Selectman to sell ATV's and other motor type vehicles. Zoning Officer has determined it is allowable in the Business Zone. Board of Selectman need sign off from Planning Board.

General discussion between board members on whether a site plan review is required or if any conditions should be noted. Member asked if there would be an increase in employees. Secretary advised probably not. Members reviewed information received by applicant. Is there a parking issue, and if it should be recalculated. Applicant looks to be dedicating more showroom space for sales. He would be selling something different in the same facility. Members agreed that they do not feel a new site plan is required.

Motion to approve Planning Board verification to Morgan's Power Equipment, to not require a site plan and to add no restrictions. Site Plan Review is not required.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

