



Halifax Planning Board Meeting Minutes August 20, 2015

A meeting of the Halifax Planning Board was held on Thursday, July 2, 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

The meeting was called to order at 7:36 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

Appointments:

Rick Springer: Heron Road; request for bond reduction.

Mr. Springer present: Report from Silva Eng. Would like to ask board to consider changing the amount recommended by Silva, from \$25,000 to \$21,000 reason as have bill from SLT need to be paid out for paving. Enough to pay invoice, still have enough to do as-built, bounds and any punch list.

Mr. Andrews asked what was remaining?

Mr. Springer advised is the "As-Built", bounds. The paving of the driveway openings, need to meet with SLT. Some of the heights of driveway may not flow properly. Joe Webby will have as-built by end of September. Will meet on site as needed.

Mr. Millias: If issues at end of driveways, will that leave enough money for someone to go back to fix.

Mr. Springer: Believe it does as still have 21k. As-built and bounds about 5-6K.

Mr. Andrews: Is that going to be enough to make sure the rest of the work gets done.

Mr. Springer: I believe it certainly is enough. He is still leaving contingency of 10k. Need to meet on site after the As-Built so we have the grades and then if SLT has to fix things.

Mr. Andrews: What about the basins?

Mr. Springer: I'm not the engineer, I don't know why the water sits in there, or suggest what we do about that.

Mr. Andrews: I'm suggesting that it might be silted up. Clean them out.

Mr. Springer: How much is that.

Mr. Andrews: The only problem I see is that we would reduce the bond down to nothing. Then there's not enough left to for someone and finish the job. So many subdivisions have gotten this close to being done, we can't get them to push it over. When there's only enough money for people to do what's left they walk away.

Mr. Springer: I still have 21k sitting there. Not going to walk away for a 5k fix. Just want to be able to pay this bill and have SLT come back and address some of these issues.

Discussion between board and Mr. Springer regarding invoice and bond amount.

Mr. Andrews: Are you going to do with the basins, clean them up?

Mr. Springer: I'm going to do whatever the contractor and Town Engineer suggest as a way to take care of it.

And maybe some input of my engineer. Get them all together and decide what's the best way to get it to work better.

Mr. Andrews: any more discussion.

Mr. Millias: Taking into consideration and the recommendation from Silva I'd be willing to reduce it to 21, and would still cover what would be left to finish .

Mr. Belcher: Seems like there are some questions, but doesn't seem like 4k is going to be the difference or not if it can be handled.

Motion to accept to reduce the retainment bond on Heron Road to the amount of 21,000.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

Appt: Pat Carrara: PMP Assoc.; 934 Plymouth St., waiver of site plan review

Pat Carrara represent for Mr. Berry: Halifax Mini Storage. Back in January 2013, board approved site plan modification to allow a change from (2) two buildings 25 x 80 to (1) one 80 x 80 climate controlled storage building 6400 sq. ft. approved in January 2014. To build this he would have to provide full sprinkler protection coverage. With reconstruction of Rte. 106 he can't get to water main. No longer an option. To get same square footage, would like to go to (2) two 40 x 80 buildings, separated by a 5' walk corridor, discussed with prior building inspector. He was on board. Same time we haven't changed the project, same sq. ft. of building, adjusted the impervious lot tables, to show no changes. Drainage basin out back will still function as intended. Here to ask to waive the requirements to go thru the whole site plan modification process again and allow the building inspector to issue Mr. Berry a building permit and move forward with the project.

Mr. Andrews: So it's just a modification.

Mr. Carrara: It's a slight modification of what we already been approved, but haven't really changed anything.

Mr. Millias: First I wouldn't consider that a slight change, but two buildings instead of one. At one point hadn't we discussed being able to drive around the buildings?

Mr. Carrara: Not that I'm aware of, trying to get access around the back is almost impossible, because of the basin behind there. That is the reason for the guardrail around the back area. That is the way it was approved on the original site plan.

Mr. Andrews: There is access.

Mr. Carrara: There is a minimum of 15' on both sides of the buildings.

Discussion of grading, slopes, basin.

Mr. Andrews: What is the height of the buildings.

Mr. Berry: No higher than that was originally approved... 16-18'.

Mr. Andrews: So the second floor is all cubicles.

Mr. Carrara: and there is no outside access' other than the entrances. Climate controlled. Same access as the original 80 x 80 building.

Mr. Belcher: He said overall it the same thing. Paved block.

Mr. Carrara: So we there isn't dirt gravel where weeds grow. That's why there is the fence in the back, so no one can walk out to the basin.

Mr. Greeley: I'm an abutter and I don't have any problem with that.

Mr. Belcher: The whole problem is that you can't get water in.

Mr. Carrara: Yes, they reconstructed Rt 106, and can't touch the water main. Can't touch the road for 5 yrs.

Mr. Millias: So, the sprinkler is based off the square footage of the building.

Mr. Carrara: Yes, anything over 7500 sq. ft. gross floor area requires a sprinkler system. We did talk to the fire chief, he said he has no interest in even discussing that.

Mr. Belcher: Did you go to him with this change?

Mr. Carrara: Yes, we talked to the building inspector and he suggested the idea. The fire chief said no, because the two buildings are under the square footage. He does want some fire protection measures between the buildings.

Motion to accept the proposed site plan modification for 934 Plymouth St.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Stamped plans and mylar to come in for next meeting for signatures.

Appt: Robert DiBona: 239 Franklin St.: Informal discussion of Form A: Informational, clarification of a possible Form A lots, proposed off Blackledge subdivision. Discussions with Mr. Springer, for two lots which meet qualifications for lots, just off the proposed private roadway. What does the Board need, is it acceptable as is?

Of course contingent upon the project being approved.

Members and BiBona's reviewed plan. Mr. DiBona asked if you can have legal frontage on private road with public access? They have had two land use attorneys say yes.

Board agreed to get in touch with the Town's Land Use Attorney for clarification.

Mr. Millias: So, you're looking to purchase a strip of land is in between the edge of the roadway and your property?

Mr. DiBona: That's correct, it's roughly 5 feet. We would purchase for whatever.

Mr. Andrews: We'll get in touch with our land use attorney.

Members discussed whether it would be maintained by private parties or by Town. Will it be a private way.

Bills:

Motion to pay Merrill Associates invoice #2315 and #2308 for a total of \$560.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Motion to pay bill to Silva Engineering for invoice #16981 in the amount of \$375.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

General Discussions/Action to be taken:

Signatures for Town Accountant. (hold for next meeting for new members to sign)

Update on subdivisions: Highland Estates- Ed Johnson has completed the top coat of paving for all of the remaining roads within, except for the double barrel entrance and to the left to Sherwood Dr.

Delia Way- Kevin Spellman verbally advised that they do want to finish the subdivision and are working on selling the last lot and finishing the road. Markers/bounds and top paving remaining. Webby Eng. to do the final As-Built

Two River Farms: Danson Ln, Bourne Dr.: Mr. Tribuna emailed to confirm the trees have been planted, schedule for end of August/ early September for paving, bounds marked, not completed, catch basins to be clean, street swept for top coat.

Andrews ask secretary to make a list of all unfinished subdivisions and status’.

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary