



Halifax Planning Board Meeting Minutes October 1, 2015

A meeting of the Halifax Planning Board was held on Thursday, October 1, 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, Vice-chairman
Rick Greeley, Member
Bob Baker, Member
Larry Belcher (late)

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

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

Appointments:

7:30 p.m. Site Plan Review – 640 Plymouth St., Anthony Curtin

Mr. Andrews asked if the members had discussed at the meeting.

Mr. Millias advised that they went over what the plan and it is much less than what was previously approved (coffee, ice cream shop; several years ago) He also mentioned that the first page was amended as the scale was incorrect. (Mr. Webby marked in red and initialed) The board members present at the first meeting did not see any potential problems.

Mr. Andrews advised he is an abutter to the property.

Secretary went over time frame of submittal and 45 day requirement for decision.

Mr. Andrews asked if there were any questions at this time. No.

Members agreed they would wait the other Town Departments for comments (due on Oct. 15th.)

(Mr. Belcher arrived at 7:37 p.m.)

Mr. Curtin is present and briefly went over what was discussed at the previous meeting. The building is larger, more modern with steel and concrete. The doors will be in the back of the building 14'. He also advised that he is aware that he will need a Special Permit from the Zoning Board of Appeals for the doors.

There were no further questions at this time.

Secretary advised he will be on the agenda for October 15, 2015 at 7:30 p.m.

7:40 p.m. Form A – 229 Hudson St., Larry Silva

Mr. Silva (Silva Engineering) present: The owners would like to split the lot for their daughter. There are extensive wetlands, but able to get the buildable lot requirements. They had to get relief from the Board of Health and Conservation Commission for the septic system. Has sufficient frontage area.

Mr. Andrews advised about the "circle" should be tangent with the front property line... for future reference. This is to make sure of the shape facture, (which was put in after in the by-laws)so the lines didn't cut thru, it's not for a building circle.

There is 132' across lot 7B which is the shortest point.

Mr. Millias asked about a "note" on the plan, "The endorsement of this plan is not a determination with the conformance with zoning regulations"

Mr. Silva advised that while looking at case law, it suggests that the note should be on it. The board is only endorsing the plan and that it doesn't come under subdivision control. To clarify it is to further state that is not in conformance with zoning, more of a protection for you. We put it on all plans.

Mr. Andrews asked if there were any questions from the board. No.

Motion to accept plan of Land Assessors Map 1 lot 7, 229 Hudson for Frank and Jackie Canapino, for endorsement Form A, Approval not Required.

MOTION: Mark Millias
SECOND: Bob Baker AIF

Meeting Minutes:

Motion to accept the Meeting Minutes of September 17, 2015 (members present, Mark Millias, Bob Baker and Rick Greeley)

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Discussions:

Secretary advised of new Code of the Town of Halifax books. Mr. Andrews requested to order 5 new books for each Board member.

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias
SECOND: Larry Belcher AIF

It was unanimously voted to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

