



Halifax Planning Board Meeting Minutes April 16, 2015

A meeting of the Halifax Planning Board was held on Thursday, April 16, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

The meeting was called to order at 7:32 p.m. and the agenda was read into the record by Mark Millias

MOTION: Rick Greeley to accept the agenda as read
SECOND: Larry Belcher AIF

Discussions:

Steve Kotowski from Webby Engineering and Amanda Monti present.

Mr. Kowotwski: Last time we were here we were asked to provide a letter just basically going over what ever the changes were from the Planning Board plan that was approved by the Planning Board and what was approved from Zoning Board. Since there were 3 revisions or 3 modifications to the plan, I went over it last time, but I can go over it again. Essentially it's written right there in the letter. We relocated the driveway, the sidewalk from one side of the road to the opposite side of the road, up till you get to the wetlands crossing. We eliminated the grass strip, and we also just angled the center line of the road, alignment, so we could provide a 30' buffer between the proposed work and the abutter to the left of the roadway. So that was preferred by the Board of Appeals to try to mitigate some impact to the neighbor. We presented the plan last week as what the changes were. If anyone wants I can go over it again. Everything was limited to sheet #2. Which has the roadway detail, planned roadway. Original plan which is typical, we had the sidewalk start at the intersection and go all the way up and around to the cul-de-sac. The abutter on this side here was concerned and wanted to see if we could give him a 30' buffer zone between his property and the proposed activity. In order to do that, we took the sidewalk from this section here and put it all the way back out to the intersection. Also, so that we weren't impacting too much on the neighbor on this side, we eliminated the grass strip from this section. So the rest of the subdivision has a grass strip, which is typical of subdivision roadways. In order to get the 30', because we were favoring the center line, average these two lines are exactly parallel, they are slightly different. In order to, originally we had it centered between that, two lines, took it and just angled it a little bit, to coming down to the intersection. Slightly different location, probably that old line right there. By doing it, we didn't change any of the radius' that were approved by the Planning Board. All of the intersection is the same, width of the road is the same. Mentioned that in the letter too, that I just sent to you guys.

Mr. Belcher: So you have a road crossing for the sidewalk. Cross the road, at the corner

Mr. Kotowski: Just comes dead end down to the intersection.

Mr. Belcher: I mean on the property itself.

Mr. Kotowski: Yes, there is a guard rail that comes along the wetlands crossing, it's just at the end with the guard rail.

Mr. Greeley: I don't see a problem with this.

Mr. Belcher: board of Appeals already approved it?

Mr. Kotowski: Yeah, that is why we came back. We were intending to come back before the board. Dropped some plans off here. You guys reviewed them without us being able to explain what the changes were, and didn't accept them. So then we came back two weeks ago and started a conversation of what the changes were.

Mr. Belcher: It wasn't that we weren't accepting them, it was a left field thing. Like you said, you guys consider it a minor change. Well, ask three different people the same question, they'll tell you what minor is.

Mr. Kotowski: I brought this up at the last hearing, I think Mark asked that question. It wasn't our intention to not come back to you, it was more that we felt that the Board of Appeals being the approving authority, it was discussed, the changes weren't sufficient enough to send us back. They have us go back to the Board of Health and the Fire Dept., but they felt it was, we just kinda felt that their opinion as the special permit granting authority was better than any of our opinions, and here we are.

Mr. Millias: I don't there is any action to be taken at all.

Mr. Greeley: Well we should put it in the minutes that we think that they are minor changes and not necessary.

Mr. Belcher: So we should vote that based on minor changes.

Mr. Millias: I don't think we're re-accepting the plan though, I think we would be better off if we just agree that no action required.

Mr. Greeley: Well that is better terminology.

Mr. Kotowski: I just want to just try to, bring up this point. The reason why I said you didn't accept the plan, is because we received a letter from Rob, and that is why we address it with our response. From a previous meeting that the plans were not acceptable to the board. So that is why I presented it in that way. And that is why we are asking to review these, we didn't have the opportunity to present it and now were asking you to accept these plans as minor changes.

Mr. Greeley: On further review, the changes are minor and no action is necessary.

Mr. Belcher: Does it matter one way as approves or not or changes not approved or not necessary approval? As far as I'm concerned, I'll make a motion to approve the plans as drawn. We approved one set of plans, we have addressed the changes.

Motion to approve the plans as drawn specific to changes on page 2 and what was referred to in the letter received.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

Secretarial:

Secretary went over update of Two River Farms. Fishery and Wild Life wants to buy a piece ... parcel C which is part of the subdivision, but the lot has not been released. As we are trying to get the bond money to finish the subdivision from Striar/Brimms we should not be releasing anything at this time. Today the atty. Mayo advised me that the developer has now decided to finish the road on their own. I advised the representative from Div. of Fisheries and Wildlife that we would not be release parcel C until the road completion is resolved.

Next meeting need all members, two public hearings. Floodplain map change and site plan requirements for Zoning, which will be before Town Meeting.

40B Blackledge any new comments? Any meeting with developer will need to be in writing.

Invoice from Merrill Assoc., we requested review and site inspection to get cost estimate. Invoice \$1400
Board will hold off until developer is advised of invoice amount.

Went thru mail correspondence, and advised of workshops. Relish the Dog stand was extended by the Zoning Board for 2 years.

Adjourn:

Motion to adjourn meeting.

MOTION: Rick Greeley

SECOND: Larry Belcher

AIF

It was unanimously voted to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

