



## Halifax Planning Board Meeting Minutes May 21, 2015

A meeting of the Halifax Planning Board was held on Thursday, May 21, 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 7:35 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:**

Don Gillespie: Sherwood Dr. - lot release/ lot swap.

Mr. Gillespie (in attendance) currently has 3 lots released, construction on two, having problem with fiteing house on lot 9. Would like to swap out lot 9 which was previously released by request and switch out with lot 7. Brought in bank letter showing he has secured financing with the bank to complete the road (cost wise). He also advised that he has lot 3 under contract. along with the other two houses currently being built.

Mr. Millias asked what are the conditions of the lot?

Mr. Gilliespie advised the building envelop is only 54 feet for the house would be 26 x 36 with 26 x 26 garage. Would have to build on spec and may hurt on sales.

Board members advised that if he posts surety bond the remaining lots can be released.

Mr. Millias advised that the more site work done we get stuck with the most undesirable lot.

Mr. Gillespie: We have a customer that wants this lot (7) so if we can get this lot released we could put under contract and have it sold.

He explained that he has this pre-sold instead of spec, and the other thing is this house would look smaller and might sell for less money.

Mr. Piccirilli stated that he understands and makes it sense, but problem is the 3 lots were released on good faith and those were requested and asked for. At this point, you show good faith, put up bond and board will release.

Mr. Millias agrees, the board will release the lot upon receipt of bond and allow Welby to keep the others.

Members and Mr. Gillespie reviewed report for the cost to finish the road. (with 20% above for contingency costs)

Mr. Piccirilli: based on this, the bond would be about \$100,000 left to finish the road and that is what it cost for a lot. We don't want to make it harder but we have to look out for the town. I just don't want to get into swaps at this point.

Mr. Gillespie: So just to clarify you would want a bond for \$120k- \$125k.

Mr. Piccirilli: for the cost of one lot you can get them all under agreement if you want.

Form A – 151 River St. Map 118 lot 2A

Al Vautrinot – 151 River St. (for G. Andrews) Division of lot 2A into 2A-1 and 2A-2. Meet the requirements for Form A, wetlands already been approved, ratio meets requirements.

Mr. Piccirilli: Anyone have any questions?

Mr. Millias: looks straight forward.

Motion to endorse and accept plan of land in Halifax for Gordon Andrews being lot 118 -2A-1 and 118 -2A-2 a division of lot 2A on Assessors Map 118.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

Mr. Piccirilli asked to put Digital Signs discussion on the agenda for next meeting to start looking at a by-law.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Rob Piccirilli

SECOND: Rick Greeley

AIF

It was unanimously voted to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

Terri Renaud  
Planning Board Secretary

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