



**Halifax Planning Board
Meeting Minutes
May 7, 2015**

Unofficial

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

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

The meeting was called to order at 7:43 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Rob Piccirilli to accept the agenda as read
SECOND: Rick Greeley AIF

7:40 p.m. Motion to suspend the regular Planning board meeting to open a Public Hearing

MOTION: Rob Piccirilli
SECOND: Rick Greeley AIF

Motion to open the Public Hearing for article on Floodplain District Regulations.

MOTION: Rob Piccirilli
SECOND: Rick Greeley AIF

Secretary read public hearing notice into record: copy in folder

Discussion: Mr. Piccirilli advised that this is to update the new Floodplain maps for the residents to obtain flood insurance and be in compliance with the FEMA maps. Mr. Greeley asked if there was any input from the Town Administrator who was present. Mr. Seelig said no. Mr. Greeley recommended the article for Annual Town Meeting to accept.

Motion to accept and recommend the article to be accepted at the Annual Town Meeting.

MOTION: Rick Greeley
SECOND: Rob Piccirilli AIF

Motion to close the public Hearing for Article #52 on Floodplain map amendment

MOTION: Rob Piccirilli
SECOND: Rick Greeley AIF

Motion to open public hearing for article #56 on Zoning chapter 167-28 A amendment

MOTION: Rob Piccirilli
SECOND: Rick Greeley AIF

Secretary read public hearing notice into record: copy in folder

Discussion: This article is to amend zoning chapter 167-28A to increase the number of site plan copies from eight (8) to nine (9). Mr. Seelig, Town Administrator has advised that the Board of Selectman would like a copy of any site plans being submitted to the Planning Board for approval. Mr. Piccirilli stated that it is a good idea that the Selectman are in the loop as to what is being submitted. Mr. Greeley recommends the article for Annual Town Meeting to accept the change.

Motion to accept and recommend article amendment to 167-28A for Annual Town Meeting.

MOTION: Rick Greeley

SECOND: Rob Piccirilli AIF

Motion to close Public Hearing on article.

MOTION: Rob Piccirilli

SECOND: Rick Greeley AIF

Motion to open regularly scheduled Planning Board meeting.

MOTION: Rob Piccirilli

SECOND: Rick Greeley

Appointments:

Tom Tribuna – Two River Farms: present to update the Planning Board on the subdivision. Letters went out to residents regarding the trees required. 2 responses back. The board previously waived the tree requirement for those residents whom do not want them as the trees are outside the road layout, therefore it would have to be placed on private property. Mr. Tribuna also advised that they have signed a contract to have the roadway paved (top coat) and that he spoke with Bob Badore (Highway) regarding the street. There are also about 23/24 bounds remaining to be put in. The developer wants to get the trees in first, the detention pond is all set and is not holding any water. He will call next week regarding the trees put in the bounds raise the structures then finish with loam and seed.

Secretary advised that the street As-Built will still be required and any inspections that need to be completed by Merrill Associates will need to be covered by Brimms and there is no balance remaining in their revolving account.

Members are satisfied with the update and schedule. Asked to be kept updated as they go along.

David Fisher- present: would like to discuss signage at All Seasons. He potentially may purchase the restaurant from present owner. He would informally like to review signs that he would like to put on the building and street sign. He currently owns a couple restaurants in Middleboro, Fireside Grill, Harry's Bar & Grill. Etc. Mr. Fisher presented members with pictures from his current establishment. He would like a few things to be put on the building, and have a LED board/sign to communicate daily specials. Would like it to change approx. every 30 seconds. Advised Mr. Fisher that the area is very busy at the street light and internally light signs are not allowed, but LED might be. However, it can not "flash".

Board members and Mr. fisher went thru the pictures and advised accordingly. Nothing back lite, (plan silhouette) wants rope light behind it. Wind sock on top of building, could be considered a banner which is not allowed.

Secretary:

Presented the board with an email from Don Gillespie of Welby Builders who is building on Sherwood Dr. He is requesting that the board consider switching the release of lot 9 to lot 7.

The Board discussed the issue at hand and determined that the lots released were the ones requested and are not inclined or comfortable with switching/swap out. If they were to put up a bond, then the board would consider releasing lot 7.

Mr. Andrews asked to invite Mr. Gillespie to come into the next meeting to discuss the change and get an update from the engineer on what is remaining to finish the road.

Discussion: Board members discussed the Review Engineers and how they are picked for subdivision review. Asked for secretary to check with other towns in the area how they determine which engineer will do reviews.

Bills:

Motion to pay Merrill Associates Invoice #2006 in the amount of \$1400.00 for review of Highland Cr. for remaining items and report of finish cost.

MOTION: Rob Piccirilli

SECOND: Rick Greeley AIF

Motion to pay to Plympton/Halifax Express in the amount of \$140.00 for the advertisements required for public hearings on Zoning changes at Annual Town Meeting

MOTION: Rob Piccirilli

SECOND: Rick Greeley AIF

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

