



## Halifax Planning Board Meeting Minutes September 17, 2015

A meeting of the Halifax Planning Board was held on Thursday, September 17, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

**Members Present:** Mark Millias , Vice-chairman  
Rick Greeley, Member  
Bob Baker, Member  
Absent: Gordon Andrews, Larry Belcher

The meeting was called to order at 7:30 p.m. and the agenda was read into the record by Mark Millias  
MOTION: Rick Greeley to accept the agenda as read  
SECOND: Bob Baker AIF

### Appointments:

7:30 – Joe Tranfaglia – 430 Plymouth Street, Well Community Church

Present: Joe Tranfaglia, Jamie Mason. Just signed a lease to occupy the former USA Fitness, and was recommended by the Building Inspector to come in to advise the Board what they are doing. BI brought up the question of parking spots on the site. According to the lease the unit has 90 parking spots, over all there is 120 spaces.

Mr. Millias read from the lease that they are not authorized to not use more than 43 parking spaces Monday – Saturday and 90 parking spaces on Sunday.

99% of business will be on Sunday mornings, during the week they will not be having services.

Mr. Trangalia advised, The hope and goal is that this community church will be opened up to the community, if an organization, such as the Boy Scouts needs a space to meet. Utilize the space. Just want to be clear that it may not be exclusive to Sundays, but will not use 43 spots on a regular basis.

He also wanted to mention that the other tenants are closed on Sunday mornings. (Teeka's open at 11 am)

Mr. Greeley asked how much space they will have.

Mr. Tranfaglia advised it would be the whole space of what USA Fitness had. About 10K sq. ft of space, includes the locker rooms, showers.

Mr. Mason advised it may eventually be used as office space and maybe classrooms.

Mr. Millias stated that it looks that there won't be any problems with the traffic flow or have any negative effect.

Mr. Baker asked how many people may be attending.

Mr. Tranfaglia advised it may be about 100- 125 including adults and children.

Members agreed that a full site plan was not necessary and wished The Well Community good luck.

**New Business:**

Anthony Curtin, 640 Plymouth St, - submittal of Site Plan Review.  
He would like to put up a garage to put his oil trucks in. Was previously approved for a coffee shop so already had the site work done. Review Engineering was approved. Went into oil business, and the building is going to be 10' bigger than the already approved building but the use is going to be different. He won't have a drive thru or property in the back as parking.

Mr. Curtin went over plans with members, percs, no conservation issues, not in historical district. He did advise that he would like a 14' door. Advised that he will have to go to Zoning Board for relief of 12' door regulation.

Mr. Millias asked about the front set back, will there be a garage with office, then and overhang.

Mr. Curtin advised the engineer put "office" on the plan but he only intends on putting in a lavatory. Also advised that there will not be any customers. Just want garage to park trucks in. He has two employees.

Mr. Millias: So what is proposed, the water is going to just shed naturally down here, there is no drainage in the pavement, no structures or catch basins.

Mr. Curtin: No. Only structures will be the grease traps for the inside of the garage.

Mr. Millias: If the only impervious area is here, so this is all expected to shed this way?

Mr. Curtin: It will all get absorbed before it gets there.

Members reviewed the slope elevations. Mr. Millias noticed that the first page is not labeled correctly. The scale should be 1" = 50', not 1" = 20'. Board requested for Mr. Webby to come and make a notation on the plan accordingly. (instead of making new set of plans)

**Secretarial:**

Updates: Verizon store to take over last unit at 300 Plymouth St. Plenty of parking, building dept. received bldg permit to update bathrooms to ADA. (Planning Board signed).

Autumn Lane: one of the residents meeting with BOS Tuesday 9/22 regarding what can be done to complete the project. Town is holding the last lot. Members are invited to attend. Mr. Millias will try to attend.

**Meeting Minutes:**

Motion to accept the Meeting Minutes of September 3, 2015

MOTION: Bob Baker  
SECOND: Rick Greeley                                  AIF

**Adjourn:**

Motion to adjourn meeting.

MOTION: Bob Baker  
SECOND: Rick Greeley                                  AIF

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

Respectfully submitted,

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

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Terri Renaud  
Planning Board Secretary

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