



Halifax Planning Board Meeting Minutes September 3, 2015

A meeting of the Halifax Planning Board was held on Thursday, September 3, 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
Larry Belcher, Clerk
Rick Greeley, Member
Bob Baker, Member

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

MOTION: Bob Baker to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

Pat Carrara: PMP Assoc.; 934 Plymouth St., waiver of site plan review – (not present)

Board members to sign:

Mylar of new Site Plan and Certificate of Approval of Site Plan

Secretary:

Mr. Greeley and Mr. Baker to sign (signature) as members of Planning Board for the Town Accountant.

Signatures for recording of (all) Planning Board members with the Plymouth County Registry of Deeds.

Secretary reached out to Town Council Rich Hucksam of Deutche Williams advised regarding a possible Form A within the Blackledge Farms 40B application, which is currently a proposal with the Zoning Board of Appeals: As it stands right now, current state of proposal, the Board can not review or entertain a Form A, as there is no actual street frontage for the lots.

Discussion:

Class II License: 381 Holmes St. Ali Soufan.

Mr. Millias asked about the application, if he doesn't plan on putting cars on property, how does (Planning Board) enforce or make sure that he complies:

Mr. Andrews advised that the Selectman enforces the license.

Mr. Millias stated that the Board isn't controlling the license we're just deciding if he needs a site plan.

Mr. Andrews: Correct, basically he is going to have an office in his house.

Mr. Millias doesn't see a problem with it as he will not be having customers at the property.

Secretary advised the Board of Selectman plan on issuing a Class II, "O" license, meaning he cannot have any cars for sale on the property.

Mr. Belcher: He can't have anything beyond what he owns?

Secretary: Correct, he can't have anything for sale, displayed, stored.

Mr. Greeley asked about a repair business out of his house.

Mr. Millias: I think that's probably the license, it covers both, so he has to apply for a repair/sales license, it's the classification of the license, but all he is really doing is just the paperwork. Buying and moving titles without taking delivery of the cars. Buying at auction and selling them and moving them before he even has to pick them up.

Mr. Greeley is still concerned as to where the cars will be kept.

Mr. Millias again stated the cars will not be moved from the auction lot. He's going to move them from there and never actually take delivery of them.

Mr. Greeley: I don't know how they can do that.

Mr. Millias: All we are saying is for him to do that, he doesn't need a site plan, which I agree with.

Mr. Andrews: If you have "O" cars on your lot, does he need a site plan. No vehicles, just an office in the house. You're allowed to have an office in your house.

Mr. Greeley disagreed, you cannot have an office in your home.

Members went over Customary Home Occupation requirements in the Zoning by-laws. 167-7D(5) which does allow for home office business.

Mr. Andrews asked if there was a motion.

Motion to approve that the site does not require a site plan at 381 Holmes St., Halifax for Ali Soufan, for DBA of Ali's Auto Repair and Sales.

MOTION: Mark Millias

SECOND: Larry Belcher

OPPOSED: Rick Greeley PASSES 4:yes – 1:no

Bills:

Motion to approve expense of \$77.00 to the Plymouth County Registry of Deeds for the recording of Planning board signatures.

MOTION: Bob Baker

SECOND: Mark Millias AIF

Motion to pay bill to Merrill Associates for invoice #2424 for Highland Estate in the amount of \$2,380.00

MOTION: Larry Belcher

SECOND: Mark Millias AIF

Chairman asked to get more review engineers for their hourly rates for future projects.

Discussions:

Digital Signs: Halifax Fire Dept has the “Town” sign up at the station. To be used for Town announcements, safety issues, etc. Members remembered approving a Digital “gas pricing” for Mobile Station on Plymouth St. last year.

Mr. Andrews asked if the fire station was in the historical district. (Could not confirm at this time)

Reviewed that the Planning Board is the Permit Granting Authority for Signs, and the regulations within the by-laws.

Mr. Andrews would like to get more residents on board to review (Zoning) by-laws and what they would want as opposed to the “Board” reviewing and deciding what should be changed. Through a hearing process the residents could attend and have some input and then it would go to Town Meeting. He would like to put an ad or some type of announcement to get residents to get more involved with by-law review.

Mr. Belcher stated that if we find something conflicting it should be looked at for review or revision.

Mr. Andrews again states that we should be looking to find volunteers, town residents to be involved with any by-law changes. He suggests that we have the meetings taped and have on the local TV station, it may bring more attention to the issue at hand.

Board re-discussed the issue of digital signs, and agreed that the by-laws are outdated. They also discussed the issue of garage size limit. Some people may have more than 2 cars and a 3 car garage is over the size limit. The by-law should be modernized. The board went on to briefly discuss in-law apartments. It is a matter of looking at the regulations that have come up and have been issues in the past.

The board agreed to consider amending some of the by-laws. (in turn it may also adjust the Master Plan).

Put on the agenda for each meeting and come up with some direction to take, maybe by section. If to do something for next town meeting, (May 2016) they should be looked at now to adjust and have public hearings.

Put invitation out to business owners regarding the sign by-laws, and what they may like to see for by-laws.

Secretary to contact Comcast’s local station to see if meetings can be covered. (John Shiovone)

Meeting Minutes:

Motion to accept the Meeting Minutes of July 2, 2015

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Motion to accept the Meeting Minutes of August 20, 2015

MOTION: Larry Belcher

SECOND: Mark Millias AIF

Mr. Andrews would like to welcome the two new members Bob Baker and Rick Greeley. Thank you for stepping up to volunteer for the Board.

Discussion: Form A’s – private ways, multifamily developments. Secretary advised the Rick Springer and Bob DiBona went to the Zoning Board meeting regarding possible Form A within the 40B development. Again, stated that Town Council advised that as it stands right now, there is no frontage so the Form A cannot

be entertained at this time. Mr. Andrews doesn't believe that the Form A within a 40B development and being a private way, isn't allowed as it indicates that they have rights over that road. Is the access legal?

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
