



Halifax Planning Board Meeting Minutes February 4, 2016

A meeting of the Halifax Planning Board was held on Thursday, February 18, 2016, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, Vice-chairman
Larry Belcher
V. Richard Greeley
Bob Baker, Member
Absent: Gordon Andrews

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 p.m. – Webby Engineering – Definitive Subdivision

Joe Webby present on behalf of Timothy Fabroski (applicant): Piece of land, 12 acres, located at 64 Palmer Mill Rd. Submission of Definitive Subdivision Plan. To be known as “Jordiss Rain Estates” will be off Palmer Mill Rd. Roadway to me called “Rider’s Way”. Mr. Webby quickly explained the 8 new buildable lots subdivision, the lots meet the by-laws and is straight forward. Application, plans, Drainage reports and Impact Statement submitted.

Members briefly looked thru the plan sheets.

Secretary has requested for new Review Engineers Qualifications and pricing in the area.

Mr. Webby asked if the board would consider Land Planning as the Review Engineer. Secretary advised that is up to the board to decide after we see the qualifications.

Discussion:

Board of Selectman memo: Hollywood East Hotrods:

Members reviewed memo and discussed the situation of additional spots for car sales. Mr. Greeley remembered that we requested that a fire apparatus was to be able to fit between the left side of the building and any parked vehicles. There are trailers parked there now.

Mr. Millias recalled that we approved the previous site plan based off of an old plot plan. The board agreed if the owner wants to increase the number of vehicles for sale, that they would require a new full Site Plan Review. They would have to start from scratch, new engineered site plan, delineation, parking requirements, etc. To pull file from previous filing of site plan. Continue to next meeting.

Send memo to Board of Selectman and letter to Hollywood East.

Bills:

Motion to pay Invoice #2772 in the amount of \$1,680.00 for inspection and report of Two River Farm

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

Discussion:

Two River Farms: nothing new, did receive Form F: release easement and utilities to the town, still waiting for Board of Selectman to start their process. Public Hearing with Board of Selectman in order to go to Town Meeting for the acceptance of road. To continue to next meeting.

Halifax Trails: Secretary updated them with an issue with the developer. Waiting for information from the partners in order to continue with the development. The site plan and what was approved by ZBA does not match. The building is bigger than approved so foundation went in too close to the lot line. They may need to come back to Planning for a new site plan, depending on what is decided.

Autumn Lane Subdivision - Mr. Seelig has been in contact with Larry Mayo and will be starting proceedings to take over. With be difficult as a lot is being held instead of a cash surety bond.

Showed article in regards to subdivisions not being finished and deteriorating, in Middleboro, where pipes under the road breaking up... and the builder walked away and will not finish. Members then discussed the issue going on down in Plymouth where the sewerage pipes have rotted out... miles of pipe that will have to be replaced.

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

