



Halifax Planning Board Meeting Minutes June 2, 2016

A meeting of the Halifax Planning Board was held on Thursday, June 2, 2016, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Larry Belcher, Vice-chairman
Karlis Skulte, member
Absent: Mark Millias

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

MOTION: Karlis Skulte to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

7:30 p.m. Site Plan Review – 314 Plymouth St.

Applicant not in attendance: New Site Plans have been submitted.

Members briefly looked over new plans. Old plans had (8) eighty buildings with (2) two unit in each. New plan now consists of (4) four buildings with (4) four units in each. Original plan was never formally presented to the board. Looks to be creating 3 lots, two single family lots, and a third lot created and possibly combined with Country Club. Variance may be necessary for frontage to get to the development.

Applicant did not present the original site plan before withdrawing without prejudice.

Mr. Skulte noted that one page states 4 acres, but the cover page it shows as 200.

Application included plans, drainage calcs, site plan check list. (pre development plan)

Mr. Skulte asked under what zoning they are applying for this

Multi-family in a commercial district.

7:45 p.m. Public Hearing, Definitive Subdivision: Jordiss Rain Estates:

Motion to suspend the regular Planning Board meeting and open the Public Hearing for Jordiss Rain Estates-Def. Subdivision.

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Joseph Webby: Webby Engineering and Tim Fabrowski: owner present

Mr. Webby: We've had recent conversations with Silva Engineering and as far as we know everything is all set. I guess we are here to hopefully get a vote.

Mr. Andrews: I don't think we can give you a vote tonight, because we don't have enough members that have been present at the hearings.

Mr. Belcher: Not without Mark

Mr. Skulte: I was at the last one. Would it have to be for each one?

Mr. Andrews: You have to be here for a majority of it, and that was before you were on the board.

Mr. Skulte: yes.

Mr. Andrews: So I don't think we can really give you a vote. We were hoping he would be here tonight, we are short one member. So do we have any changes since last time?

Mr. Webby: No, no changes, we did submit a waiver letter. Three standard waivers that we have asked for, Sidewalk on one side, cape cod berm,

Mr. Andrews: High density pipe?

Mr. Webby: Yes, to be allowed to use the pipe, schedule A plastic pipe instead of concrete.

(chairman asked to give Mr. Millias a call)

Mr. Webby asked if the board could "close" the hearing, and also to be on at 7:30 p.m. for the next meeting.

Mr. Andrews: I think we can close the hearing, I don't think we need to continue.

Secretary: We don't have to continue it, we can close the hearing and the board still has 60 days to make a decision.

Mr. Andrews: You don't have anything else to add to the hearing?

Mr. Webby: No

Mr. Andrews: No one else has come forward.

Mr. Fabrowski: I actually made a call yesterday out to Larry and asked if everything was all set.

(Mr. Silva) He said yes, I see nothing, your all set. I said could you shoot an email out, he said he already did. Just wanted to make sure I had everything crossed and dotted before I came in.

(Mr. Millis did not answer)

Motion to close the public hearing for Jordiss Rain Estates, (continue to July 7, 2016 @7:30 p.m.) and resume the regular scheduled meeting.

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

Mr. Andrews: So we have the hearing closed, first thing next meeting.

Mr. Skulte: Did you finish up with Conservation.

Mr. Webby: No, they wanted you people (Planning Board) to look at the drainage.

Mr. Skulte: With closing this, will that allow you to move forward at least, or do they need to vote for that to happen.

Mr. Webby: No, they are going to rely on the Planning board. The only thing that is in the Conservation jurisdiction is the drainage.

Mr. Andrews: Well, we are down to just a meeting, we can maybe see if we can do a special meeting.

Members and petitioner went thru Conservation and Planning meeting schedule.

Will meet again on July 7, 2016 @ 7:30 p.m.

Discussion:

Site Plan Review: 45 days until July 6 to present and render a decision. Board will probably ask for extension. Explained the procedures of Reviews to new member, and also discussed the requirements for Multi-family developments. How Peer reviews work and who pays? Members also discussed a little bit about granite

curbing as opposed to Cape Cod Berm. Chairman advised that they (the board) typically will require granite behind the catch basins, and on the radius on cul-de-sac(s), and radius into the road.

Appointments:

8:00 p.m. - Don Treannie: Autumn Lane

Secretary advised that Mr. Teannie's Engineer is meeting with Merrill Associates regarding the curbing (which they are looking for a waiver on) and the detention basin. Also said that he (Mr. Treannie) hopes that it will be 75% done, being the roadway, top coated, sidewalks, sometime next week. To put on the agenda for next meeting July 7, 2016. Members briefly discussed the subdivision to bring new member up to date.

8:07 p.m. – Peter Allegrini: Signs by Design

Present: Mr. Allegrini: has a client that would like to put a sign up on the Cumberland Farms directory sign. (Rte. 58 side) Santoro's Pizza feels he is losing business by not having a sign on the Rte. 58 side. He is looking to add a sign to the marquee. Sign is currently at its 40 sq. ft. limitation. The new sign is about 20 sq. ft. and would increase by 50%.

Board advised to go to Cumberland Farms to get permission to put up a sign, and then can come back for any permits required.

Mr. Allegrini is just looking for input and opinion, what the board may require.

Mr. Andrews would entertain a special permit request to allow a business to prosper. But He will have to take the necessary steps. There is a sign on Rte. 58, and one on Rte. 106. Secretary advised that the sign on Rte. 106 is basically the gas pricing sign and does not believe additional signs can be added to it. All the other signs for the business' are on the building.

Mr. Andrews stated that they did have a Marquee sign at one point with all the businesses on it, but did away with it to just have their own. (Cumberland Farms).

Mr. Skulte asked about the site visibility to traffic.

Mr. Allegrini advised it was quite high and it is setback of the road with the curbing so there would not be a sight line issue.

Mr. Skulte said he wouldn't have an issue as long as it is consistent with the other signs.

Mr. Belcher also commented that the size should be consistent as well.

Mr. Andrews suggested shrinking the size down a little bit.

Mr. Allegrini will go back to his client, and get in touch with Cumberland Farms.

Bills:

Motion to pay Plymouth Registry of Deeds in the amount of \$77.00 for recording of Planning Board Member signatures

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

Meeting Minutes:

Motion to accept Meeting Minutes from May 19, 2016 as written

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

It was unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
