



## Halifax Planning Board Meeting Minutes August 4, 2016

A meeting of the Halifax Planning Board was held on Thursday, August 4, 2016, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

The meeting was called to order at 6:35 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Larry Belcher to accept the agenda as read  
SECOND: Jonathan Soroko AIF

### Appointments:

#### 6:30 p.m. Form A, Richard Seggelin, Palmer Mill Rd.

Mr. Seggelin present: looking to take the current (residential) 6 acre lot, subdivided into 3 acre lot, and bog property will be subdivided to create access to the estate lot in back. This was presented to the board a couple times, but not voted on. (made some changes recently) Board of Health has approved septic for the lot. Members went over the plans, old lines and new lot lines.

Mr. Andrews: What has to happen is you'd get a special permit for the estate lot. Who did the surveying? Bailey.

Mr. Seggelin: Yes, but Mr. Webby is going to check on engineering specs, was some question on the septic tank.

Mr. Andrews: There are a couple of things I'd like to look into before we make a decision. Basically when you come in with a Form A plan, there's no requirement of approval, required under subdivision control, that's what we sign off on. You can cut this any way you want, we end up signing it, but it doesn't guarantee you can build on it. What I'd like to do is take some time, research and make sure you're going to be able to build on it before we sign it. It's between the Zoning Officer which is the building inspector. I also want to check into, you've got 50' frontage, 50' for the easement. You have the 80,000 sq. ft. of upland, but one of the things that we have in the bylaw. The aspect ratio, the way the lot is cut up, it has to meet a ratio. I don't see where he did that calculation, so we need to check and see if it meets that. Have him call the building department and they can advise him of the bylaw related to that.

I just want to check on this, that if you cut that off that it doesn't create a problem over here with the wetlands.

Discussion continued regarding the pre-existing non-conformity of the current lot. There's nothing that connects the two together, so it will not become more non-conforming. Continue at the next meeting. August 18<sup>th</sup> at 6:30 p.m.

(secretary looked up bylaw: 167-10N: total of all lines divided by the square footage of the lot, has meet the ratio- of more than 30)

**6:45 p.m. Jordiss Rain Estates:** Mylar has been signed and picked up from Engineer. Returned with 4 copies for distribution.

**Discussion:** Heron Rd – email received from SLT Construction. Send letter to Rick Springer: in reference to email, the board has suggested that if that’s the way all driveways are supposed to be, then when the other driveways look like that, they’ll submit to the town to accept the road.

Mr. Andrews quickly went over the Form A previously presented: That the front lot only had 25,000 sq. ft. contiguous upland, but that’s all they ever had, because to remaining land was not contiguous, separated by wetlands.

**Discussion: Updates:**

Merrill Associates, letter/report on sidewalks paved in Autumn Ln development.

Site Plan for Country Club Multifamily Development has been sent out to Amory Engineering for Peer Review.

Letter to be sent to Welby Builders regarding a complaint on Sherwood Dr., lampposts have not been installed. (they are in lieu of street lights)

Mr. Andrews asked that we send Silva Engineering back out to Heron Road to inspect the driveways and advise Mr. Springer we are sending him out.

**7:00 p.m.: Site Plan Review:** Petitioner not in attendance: Members briefly looked at plans for a commercial building. Town Departments have been given copies for comments or concerns, due back by September 1<sup>st</sup>. Mr. Andrews asked about floor drains, if they will be required. He also inquired about the Zoning requirements that may be necessary from the Zoning Officer or Board of Appeals.

**Site Plan Review: 314 Plymouth St. R&J LLC, Country Club LLC.**

Letter of request to continue to August 18th. To advise that Amory Engineering will be doing Peer Review.

Motion to accept letter of continuance to August 18.

MOTION: Larry Belcher

SECOND: Jonathan Soroko AIF

**Meeting Minutes:**

Motion to approve meeting minutes from July 7, 1026

MOTION: Larry Belcher

SECOND: Jonathan Soroko AIF

**Form A: Pratt St.: Robert Kennedy**

Creating one new 10 acre lot from larger 39 acre lot. (lot A)

Members discussed the wetlands surrounding and within the lot to be cut. The ratio is not shown, but it is a rectangle. Remaining land not to be a buildable lot (29 acres).

Motion to approve and endorse Form A, for Robert Kennedy Map 117, lot 5, book 1586 pg. 367, Owner of record: Estate of Wyman Briggs, 69 Pratt St. Drawn by Webby Engineering dated June 29, 2016 Ref# W4775

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

**Discussion:**

Members quickly took a look at Site Plan that will be on the next meeting agenda to be presented by Coneco for a solar project off Franklin St.

Mr. Andrews noted that there should be an asphalt apron for the entrance as to not tear up the road (Franklin St. The road in looks to be 18' wide, only needs to be an access road.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

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

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Terri Renaud  
Planning Board Secretary