



Halifax Planning Board Meeting Minutes November 3, 2016

A meeting of the Halifax Planning Board was held on Thursday, November 3, 2016, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, clerk
Karlis Skulte, member
Jonathan Soroko, member
Absent: Gordon Andrews, Larry Belcher Jr.

The meeting was called to order at 6:30 p.m. and the agenda was read into the record by Mark Millias

MOTION: Mark Millias to accept the agenda as read
SECOND: Karlis Skulte AIF

Appointments:

6:30 p.m.: Informal Discussion: Nick Gentile- Ellis Auto Body: 822 Old Plymouth St.

Mr. Gentile present: He would like to put a building up on the property for storage of parts and cars. When he is busy the cars are out in the weather and he would like somewhere to store them. He advised that it can take several weeks to get parts, and would only be used by himself.

There was some discussion regarding the final pavement from the previous review, and how the new building would be accessed. There is gravel all the way up, it will be behind the gated area.

Mr. Skulte asked if the new building will meet all the zoning requirements and setbacks. Mr. Gentile advised that it will. The building will be 50' x 50'.

It was asked why he doesn't expand the current building. Mr. Gentile explained that the building is 50' x 125' (6,250 sq. ft.) if he goes over 7,500 it will then require a fire sprinkler system. He will also be keeping the new building out of the wetlands. The total of both buildings will be (8,750) and should stay within the 25% coverage limit.

Secretary advised that she recommended Mr. Gentile prepare and submit plans for a formal Site Plan Review. This would include updated plot plans and elevations of the building depicting the exterior appearance. With a formal submission and review it would ensure that all Town Departments are up to date and get it on record.

Mr. Gentile was in agreement with this and will get started on plans to submit.

Update: Mr. Treannie (Autumn Lane) was to come in but was unable to attend. He is trying to finish Autumn Lane Subdivision. He wanted to update the board with the tree placements. The residents may or may not want the trees at this time based on the amount of time that has passed since the original permit was granted. Allowing the residents prove input on the desire for remaining street trees would be similar to what was done with Bourne Dr. & Danson Ln. subdivision. Based on the comments from those residents the Board waived the

remaining trees to be planted. Secretary advised Mr. Treannie that this may be an option and suggested he contact the residents to see what they want or do not want, then return to the Board for guidance.

Mr. Soroko asked if there is a specified number of trees that are to be planted. That would be within the site plan and dependent on the lay out, length of roadway. Mr. Millias advised the other members how it was decided with the prior subdivision. Some of the residents had already planted their own trees, or did not want trees in their yards.

Bills:

Motion to pay bill for Merrill Associates invoice 3481 (Autumn Ln) in the amount of \$1,470.00 and invoice #3351 in the amount of \$560.00, totaling \$2,030.00

MOTION: Karlis Skulte

SECOND: Jonathan Soroko

AIF

Discussion: Wal-Mart renovation:

Members reviewed a narrative submitted by Dan Backstrom (Wal-Mart) to the Planning board for record describing potential colors for the Wal-Mart renovations. New colors on the exterior will be blues and grays. They did not believe it to be drastic and seems to be straight forward. Members asked about the possible signage change. Secretary advised that if Wal-Mart wanted to replace with another sign that is outside the sign by laws regulations, then they would have to come before the Planning Board for a Special Permit.

Discussion: Meeting minutes from October 6, regarding the Dunkin Donuts site plan review.

There was to be 3 to 5 feet of green space. Members left it as a "try to" as opposed to a "has to". Mr. Skulte's understanding was that they were going to provide green space, and it would be between 3 to 5 feet, in the area between the parking and the street. It was put into the conditions, and it was agreed that they would potentially provide green space. It was discussed during the site plan review that traffic would probably not flow back in that one direction and therefore the area could be reduced to provide more green space.

Adjourn:

Motion to adjourn meeting.

MOTION: Karlis Skulte

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary