



## Halifax Planning Board Meeting Minutes February 18, 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, clerk  
V. Richard Greeley, member  
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: Larry Belcher AIF

### Appointments

#### 7:30 p.m. – JDE Engineering – 265 Monponsett St. – Form A: re -Sign Mylar

Mr. Jacobs present: for Halifax Trails, Form A was signed before, and Mr. Comeau picked it up, but cannot get it from him. Exact same plan that you stamped, and would like to get this recorded. Made a new mylar as he (Mr. Comeau) will not give to majority partner for recording.

Members reviewed a copy of the original Form A endorsed in December.

Mr. Jacobs advised the project has stopped and will be submitting for a new Zoning petition on Monday. There was some miscommunication with Mr. Comeau. The buildings were too big from original site plan, and the foundation/footing for a building we put in was too close to lot line. We'll be asking for new variances. Secretary asked if the Board will want a new Site Plan Review.

Mr. Millias: so the new set of plans will show the buildings in the existing spot, just request the waiver?

Mr. Jacobs: Yes, the back of every unit is 6 feet closer to the line.

Mr. Jacobs reviewed the building locations and which will be affected. All the buildings are bigger.

Mr. Millias: will the lots, configurations need to change to meet side lines.

Mr. Jacobs: Building inspector asked us to change 2 lot lines, so the building on lot 1 and 5 will conform to the 100". We have the room, will just move them out to 125'. We are not calling it a real lot, will call it a by-law lot line. New attorney involved, Land Attorney, Robert Pelligreni.

Members and Mr. Jacobs discussed the situation regarding the footing and work completed to date. Part of the street, drainage, water and septic field, and chamber.

Mr. Millias: As far as the Site Plan Review, if it was just the buildings, I wouldn't be that concerned because you are going to have to go thru that department anyway. The lot lines, I would say, you are not necessarily establishing new lot lines, do we all agree on that? (members: it's a by-law lot lines)

Even if we were to say, let's give new site plan review, we are not going to

Mr. Belcher: We are going to be doing the same thing as we did last time we're approving this as long as the other board approves it too.

Mr. Millias: So, I would be comfortable in saying you don't need to return to us because you are not actually creating different lots.

Secretary request to get a copy to put in file.

Mr. Jacobs reiterated that this will be exactly the same with the exception for the 6 foot bump out of the buildings, and should go thru a lot smoother instead of 70' in the rear it's going to be 64". That's it.

Formality to re-sign mylar.

Motion to accept plan of land at 265 Monponsett St., Drawn by JDE Engineering for Halifax Trials Form A.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

**Discussion:**

Hollywood East Classics: to update members, a memo went out to the Board of Selectman, If the business wants to request additional amount of cars spots for sales, the Planning Board will require a new Full Site Plan review and we would like the storage trailers to me removed. Also, requested them to attend the next meeting, (March 3) for a review, as per the conditions.

Members briefly discussed the conditions and amount of vehicles parked in the lot at this time. Mr. Baker shared pictures he had taken earlier. Mr. Greeley thinks he may have 9 cars presently for sale. There are 3 containers on the west side along with several vehicles, it was noted that a mobile home/RV was also parked. Site was approved for 7 spots for used car sales, one parking spot designated for Handicap and to be reviewed in one year.

Picture of site plan was reviewed by members, discussion continued regarding the amount of vehicles.

Members all agreed that the site is overcrowded and there seems to be very little room for customer parking.

**Discussion:**

Review Engineer updates: Received Merrill Associates and Tibbets Engineering from Taunton. The two received at this time, the pricing is about the same. Secretary will follow up on the other engineers to receive updated information. Members discussed rotating the Review Engineers for filings as to not give all the work to one specific engineer.

**Discussion:**

Email received from a representative for O'Reilly's Auto Parts. Possibly building store at 330 Plymouth St. They sent questions on the signs, sizes, illumination, etc. Secretary answered questions as best as possible. They may be filing for Special Permit/Variance for internally lite sign, oversized, multiple elevations.

Mr. Belcher discussed LED signs, compared to internally lite sings. Should prepare something in writing weather or not it is allowed. We do not have anything "digital" (LED) by-laws. Not LED bulbs inside a sign.

**Meeting Minutes:**

Motion to accept the Meeting Minutes of February 4, 2016

MOTION: Larry Belcher

SECOND: Bob Baker

AIF

**Bills:**

Motion to pay Invoice Pitney Bowes in the amount of \$86.76 for certified mailings for Def. Subdivision Public Hearing

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

**Discussion:**

**As-Built Two River Farms:** Secretary advised a memo sent to Board of Selectman with the concerns the Board has about the catch basins. Will be having a hearing Tuesday 23<sup>rd</sup> at 8:45 pm, for the acceptance of roadway. If anyone is interested in attending, members unable to attend. Secretary will try to get a hold of Mr. Andrews to attend. Board will at some point have to endorse the As-built and release the remaining bond. Members went over the catch basin issue, gas traps were unable to be installed due to not enough clearance. Board would like an explanation as to what and why the structure did not have the clearance to install the gas traps. Request the developer to come in.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Rick Greeley

AIF

It was unanimously voted to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

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

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Terri Renaud  
Planning Board Secretary

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**From Meeting February 18, 2016**

**Info for Halifax Trails from Planning Board to Zoning Board of Appeals as to the Form A resigned and members not requiring a new site plan**

**Ed Jacobs: lot and configuration will have to change to bldg. on 1 & 5 will conform to the 100 setback. Move lot line out to 125 feet. Will call it a by-law lot line.**

**Other buildings will be asking for new variances of setbacks**

**Roadway is built up to the loop. Detention pond is built, all the drainage is in water is in, the pump chamber is in.**

**As far as the site plan review, if it was just the buildings, wouldn't be concerned. The lot lines I would say your not really establishing new lot lines? By-Law lot lines.**

**Mr. Jacobs, the lot lines are not real lot lines, it isn't a public road.**

**Going to do the same thing, we will approve this as long as this other board approves it to. So I would be comfortable that you don't need to return to us because your not actually creating different lots.**

**Secretary requested that Board receives a copy of the new plan Updated copy.**

**Keeping everything exactly the same with the exception of the 6' bump out on the building. Instead of 70' feet from the rear it will be 64' on (3) three buildings.**

**6' shed roof.**