



## Halifax Planning Board Meeting Minutes April 21, 2016

A meeting of the Halifax Planning Board was held on Thursday, April 21, 2016, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

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

MOTION: Bob Baker to accept the agenda as read  
SECOND: Rick Greeley AIF

### Secretarial:

Motion to accept the meeting minutes of April 7, 2016 as written

MOTION: Rick Greeley  
SECOND: Bob Baker AIF

### Updates:Discussion

Autumn Ln: Letter received from Mr. Treannie (developer) request a waiver to reduce or vary the 18" berm to a 12".

Members reviewed plan.

Mr. Andrews: so we have a 12'6" roadway?

Mr. Millias: What are they going to do with other foot?

Mr. Andrews: It's set up for 27 feet now, so if we reduce by a foot, is he just going to shrink the road, and I'm not for doing that. Keep the width the same. He has gone years without responding to us.

Mr. Greeley: Its' from 2002?

Mr. Andrews: yes. All of this needs to be taken care of, the drainage.

Drainage needs to be taken care of. Lot 12 remaining vacant. Never got top coated and man holes and basins were raised. But not top coated and the town had to pave around them.

Mr. Andrews: I don't want him to do something down from this, just so he can bang it out. Let's make sure he does it right.

Mr. Millias: He already agreed to do 18" and it's already set up at 18" berm.

Mr. Greeley asked if it is now standard for the 12" berm. Mr. Andrews advised it is acceptable. The request says he wants to pave it by May. Mr. Andrews believes there will be some repair work to the base.

Mr. Millias: I don't see where the 18" berm is any sort of hardship. Definitely something they he can do.

Table discussion until after the Public Hearing.

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

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

MOTION: Rick Greeley  
SECOND: Bob Baker AIF

Mr. Andrews: Unfortunately the petitioner requested that we postpone the hearing they were not ready for tonight. Do we have another date? Request to continue the hearing to May 5, 2016 at 7:45 p.m.

Motion to postpone the public hearing to May 5 at 7:45 p.m.

MOTION: Rick Greeley  
SECOND: Mark Millias AIF

Motion to close the Public Hearing:

MOTION: Rick Greeley  
SECOND: Bob Baker AIF

Motion to reopen the regular scheduled meeting

MOTION: Rick Greeley  
SECOND: Mark Millias AIF

**Discussion continued:**

Autumn Lane:

Mr. Greeley: Can we send him a letter and ask him to come in and explain the issue.

Members discussed that the developer should complete the road as proposed. Plans would not have to be re-done, would be modified by the board. Point being the plan has been out there sense 2002, machines do the berm, it is something that can be done. Members are in agreement that they would recommend that they finish the road as it was proposed. Send letter to developer request to attend next meeting to discuss matter further.

**Updates: New Business**

Received today april 21, 2016 a Site Plan for Review for a Multi-family Development to be located on Plymouth St. (Country Club Estates?) Mr. Andrews mentioned that the entrance/road (on multifamily) should not be listed as such, that it needs to be put on as a driveway. Petitioners are going to Zoning to get reduced frontage on a road, but they are not roads. Board is signing site plan, not a subdivision. Form A will also need to be addressed. Parcel for development must be presented before

2 units per building, have 16 units, and don't have minimum of 10 acres, looks to have maybe 7. Members reviewed the plans. The lots are being shown, but no Form A has been presented. Reviewed the latest known Form A dated 2008. Mr. Andrews unsure if there was another Form A submitted since that time. Member would like to see what it looks like now and show a different plan on what they intend to do.

Members also looked at the "Agreed edge of no build zone" which is on the 2008 Form A. Drainage Easements on the parcels and also are commercial and residential zoned.

Plans have been sent out today to all Departments to review and comment. (30 days May 22 and 45 days June 5, 2016)

Currently with the Zoning board of Appeals, next meeting is May 2, asking for approx. 17 waivers.

Mr. Andrews wants to have the Zoning Officer advise on the requirements, and also to the Highway Dept. and

Fire Dept. for their input.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

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

Respectfully submitted,

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

\_\_\_\_\_

\_\_\_\_\_

Terri Renaud  
Planning Board Secretary

\_\_\_\_\_

\_\_\_\_\_