



Halifax Planning Board Meeting Minutes April 7, 2016

A meeting of the Halifax Planning Board was held on Thursday, April 7, 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 Gordon Andrews

MOTION: Bob Baker to accept the agenda as read

SECOND: Rick Greeley AIF

Appointments

7:30 p.m. – Informal Discussion – Joe Murray: Dunkin Donuts:

Present: Charlie Woodward, Professional Land Survey; Joe Murray, Dunkin Donuts:

Mr. Woodward: Here about 7 years ago for site plan review, went thru applicable boards, BOH, Conservation. The project was never started.

Mr. Murray, represents the company that owns DD inside Tedeschi's. The site plan would remain the same with the exception of no second floor. In early stages, no agreements yet, just wanted to come in front of Board to see what might need to be done. What is possibly being planned for site.

Mr. Woodward stated the parking and floor plan/footprint would remain the same and actually have more parking than required. Believes that when originally went before board they had good traffic studies, traffic pattern, drive-thru window, correct parking, handicap spaces, drainage. Already approved so would like not to have to completely start from scratch, but agrees they will have to re-file and have new Public Hearing as time has lapsed. He advised that the Conservation Comm. has asked for the wetlands to be re-flagged.

Their plan is for a regular Dunkin Donuts in the front of the building, with drive-thru and the back section of building, (1 story) for rent.

Mr. Baker: What is the rental unit going to be?

Mr. Murray: I'm not sure at this time, would not be a restaurant with seats. We want to be mindful of the parking. Maybe work with a dry-cleaning drop off. Seems to work well and easy to manage.

Mr. Millias: So on this plan here you are proposing everything except for the second floor of the building, the only change?

Mr. Murray: yes

Mr. Millias: It seems like most of the work is done and wouldn't have to repeat the effort, the only thing I'm not sure about is the traffic lights, I don't know if those were there when that was approved?

Mr. Murray: We did a very comprehensive traffic study for this particular project.

Mr. Millias: But the intersections haven't changed since? I'm not sure of the timeline.

Mr. Woodward: Walmart was there, Stop & Shop was there, everything was the same as it is today.

Mr. Andrews: This has a drive way access off of Stop & Shop as well.

Mr. Woodward: We actually have a legal easement to that entrance to Stop & Shop. Again, just for emergency use, we have a way in and out. All of our traffic flows, if you're in the drive thru lane, we made provisions to drive around the drive-thru lane and get out. Employee parking, drive thru lane with the drive thru windows and also the emergency way around that lane. We also have more parking than we need now.

Mr. Baker asked when it was approved. The plan indicated it was in 2007.

Mr. Andrews: What are you looking for?

Mr. Woodward: Would like for the Planning Board to say "we approved it" nothing really changed, fill out some applications, change the date on the plan. Come back in for the Public Hearing and things we know we need, obviously you're going to review the plan anyway.

Mr. Andrews: What is the square footage of the building? (By-law has been changed).

Discussion continued regarding the possible proposed building to be less than approved. Retail space in back was about 2,100 sq. ft. and the Dunkin Donuts is about 1,825 sq. ft.

Mr. Andrews advised they are under the allowable sq. footage, and suggested to resubmit the application for site plan review, and to consider the extra parking and they may want to look at the green space, if parking can be reduced by changing the configuration.

7:50 p.m. Site Plan Review: 450 Industrial Drive

Present: Peter Fiore, property owner, Cled Ferreira, tenant:

Mr. Fiore submitted a new plan showing the asphalt apron, 40' radius' and 20' wide at gate and the gate will be locked, will also have a gravel base throughout. There will be a three foot grass strip for drainage along the whole fence line (around the whole property). Reviewed where the log pile area, split pile area will be located. Will comply with the Fire Dept. with the locked gate and key supplied.

Mr. Andrews asked how many employees he would have.

Mr. Ferreira advised there would be two.

Secretary advised to ensure they adhere to the Fire Code; NFPA Chpt. 31 with MA amendments as discussed on March 17 meeting, and letter sent by Mr. Piccirilli (Building Inspector). ie: 25 foot setback for the wood piles, and Code of the Town of Halifax 167-10 thru 167-17 (to cover everything)

Mr. Fiore noted that if he (tenant) wants to build a building (structure) in the future he will have to come back before the Board for a new site plan approval

Motion to approve the application for site plan review by C & T Realty Trust, located at . 450 Industrial Dr. for a Tree Service Business dated March 14, 2016 as shown on plan 1/14/2005 and revised on 4/7/2016, with the condition that the business will follow with the requirements set forth by the Fires Dept. having a locking gate and key to be given to the Fire Dept.

MOTION: Rick Greeley

SECOND: Mark Millias

AIF

General Discussions/Actions:

Discussion:

Hollywood East: Mr. Greeley noted that the vehicles in the parking lot seems to be getting worse. Members agreed that the Class II license needs to be monitored by Board of Selectman.

Music Festival: This is before the Board of Selectman. Members discussed briefly that the property, back area is very large. Reviewed the preliminary site plan received. Mr. Andrews asked how many potential people would be attending. Could be up to 5,000 by prepaid tickets. Mr. Millias stated that the entrance is wide enough for large trailers. Mr. Baker would like noise level to be lower in volume as he can hear the horse shows that are on the property.

Board of Selectman memo: Country Club Multi-family proposal. Currently before the Zoning Board of Appeals. Looking to have 8 buildings with 2 units each total of 16. (Looked at plan from ZBA) The parcel is currently one piece and want to split into 3 lots. Applicant is supposed to come before Planning at some point for Site Plan Approval. Zoning hearing starts on April 11. They are asking for approx. 17 variances. Building separation from 100 ft to 22 ft. However, they are not asking for a variance to go under the 10 acre (minimum) requirement.

Updates:

-Autumn Lane: No update regarding the letter sent to the developer.

-Two River Farm: They have loamed and seeded the last area needed.

-Jordiss Rain Estates: Have not received any update regarding the plans, if anything has been revised, or reviewed by Engineer.

Members discussed the Samuel Way Subdivision that was never developed. The Form A from 2008 putting the parcels back into one piece, rescinding the subdivision. The property has drainage easements, no build area(s). Mr. Andrews mentioned that the drainage easements on Mutual Banks' property are not maintained and have become a problem for the abutter. The detention area is overgrown with trees and fills up. The abutter has complained several times, but the bank has not taken any action.

Bills:

Motion to pay invoice #2906 to Merrill Associates in the amount of \$490.00 for review and report of Two River Farm.

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

Motion to pay Plympton/Halifax Express in the amount of \$25.00 to renew yearly paper subscription

MOTION: Bob Baker

SECOND: Mark Millias

AIF

Motion to pay invoice #17590 in the amount of \$1375.00 for the review and report of Jordiss Rain Estates Subdivision

MOTION: Mark Millias

SECOND: Rick Greeley

AIF

Meeting Minutes:

Motion to approve the Meeting Minutes of March 17, 2016

MOTION: Mark Millias

SECOND: Bob Baker

AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Bob Baker

AIF

It was unanimously voted to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary

