



Halifax Planning Board Meeting Minutes June 16, 2016

A meeting of the Halifax Planning Board was held on Thursday, June 16, 2016, at 6:00 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

The meeting was called to order at 6:00 p.m. and the agenda was read into the record by Gordon Andrews

MOTION: Karlis Skulte to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

6:00 p.m. Definitive Subdivision: Jordiss Rain Estates:

Present: Joseph Webby: Here tonight hopefully to vote on Jordiss Rain, Riders Way. Terri had asked me, basically to address the right of way at the end. So I had the owners of the property write up a quick letter, basically saying that they are going to provide equal access, along Riders Way, the new roadway and then they will construct the driveway, it's not a driveway but just so a vehicle can pass.

Mr. Andrews: Ok

Mr. Webby: They won't put pavement down for him, unless they make arrangements, a drive from the end right into the edge of his property.

Mr. Belcher: I don't think there is even anything to even meet up with on his property anyway. It's just a right of way.

Mr. Andrews: OK, so the last time we meet we were looking for a decision, we kinda held off because of the members, that hasn't really changed, were going to go ahead and vote it. So the waivers you are looking for are to allow one sidewalk instead of two, to allow cape cod berms instead of granite curbing, and to allow the Heavy Duty Density Polyethelene pipe instead of concrete. The only thing on that, we haven't gotten anything back from the Highway Surveyor at this time. So, what we would like to do is vote it, pending the decision back from him.

Mr. Webby: Yea, no problem at all.

Mr. Andrews: Then, is there any other discussion

Mr. Belcher: No, I'm pretty good with it.

Mr. Andrews: ok, would anyone like to make a motion to approve the definitive, with the waivers, do we have any conditions?

Secretary: They just asked for waivers, I don't think there are any other conditions.

Mr. Andrews: We don't have any other issues, just

Mr. Webby: condition to the acceptance of the Conservation Commission

Mr. Skulte: Are there any standard conditions that the town has?

Mr. Andrews: No,

Mr. Skulte: In terms of providing As-built, or construction inspections and that kind of stuff

Mr. Andrews: That is all part of the regulations

Mr. Skulte: Ok

Mr. Webby: I assume they can't sell any lots, there has to be a covenant, between you and the owners, that they will not sell lots until you guys release them.

Secretary: Well, we won't be holding lots, we'll be asking for a bond.

Mr. Webby: Right exactly

Mr. Andrews: There is a covenant that goes on, so there is no bond to start it, then when they want released they can bond it, if there is something left to do.

Mr. Webby: There has to be a covenant that goes to the registry of deeds.

Mr. Belcher: do I need plan numbers.

Mr. Andrews: and deed references

Mr. Belcher: I Make a motion to accept the Definitive Subdivision Jordiss Rain Estates, deed reference book: 11444 Page 102 Plan book 49 page 24, book 39, page 248 and book 19 page 604. With the following conditions, the HDPE, Heavy Duty High Density Polyethyelene pipe instead of concrete piping waiver is accepted by the Highway Surveyor. The Cape Cod berm instead of granite curbing, and to allow one sidewalk instead of two. Also, with the condition that the covenant be applied to the subdivision, and meets the regulations.

Mr. Skulte: What is that covenant again, to clarify:

Mr. Andrews: There is a covenant on there, so they can't sell any lots off until the roadway is done, so what will happen, is they will go in as start the road, or build the whole road, but before they sell off the lots, we have to release the covenant.

Mr. Skulte: or they have to provide a bond?

Mr. Andrews: Or they have to provide a bond, right. Ok, there is a motion, is there a second?

Mr. Skulte: I second

Mr. Andrews: All those in Favor

MOTION: Larry Belcher

SECOND: Karlis Skulte

ABSTAIN: Jonathan Soroko

Approval passes: 3 approval, 1 abstain

Appointments:

6:15 p.m.: Site plan Review: R&J LLC and Halifax Country Club LLC, 314 Plymouth St.

Letter of request for continuance received:

Mr. Andrews read into minutes: "Please be advise that my clients are hereby requesting the Public Hearing on Site Plan Review on the above referenced property be continue from June 16, to July 7 at a time convenient to the Planning board and if you have any questions please feel free to call anytime."

Motion to accept the letter and continue to July 7.

MOTION: Karlis Skulte

SECOND: Larry Belcher

AIF

Bills:

Motion to pay Silva Engineering invoice #17773 in the amount of \$360.00 for review and report on Jordiss Rain Estates Subdivision.

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

Appointments:

6:30 p.m. - Don Treannie: Autumn Lane

Secretary advised that attempts to contact Mr. Treannie were unsuccessful, with no response. Will continue to follow up with developer for updates on completion of subdivision.

6:45 p.m. – Richard Seggelin: 116 Palmer Mill Rd

Secretary advised that Mr. Seggelin had called earlier in the day and wanted to postpone the meeting until July 21, 2016.

Discussion:

Site Plan for Country Club: Reviewed the comments and concerns received from other Town Departments to date. Highway Dept. noted the entrance to the site is across from the Stop & Shop, lights. Also a drain Parcel A is to be a combination of a bigger parcel. The easements are not being shown. The acres, lot size is conflicting.

Mr. Belcher: I think I've looked at this as much as I want to without any explaining.

Mr. Skulte: I'm not prepared to rattle off a list right here, I'd like to look at it in more detail. I think like everybody else is expecting the applicant to come in make their case and tell us a little more about what they're doing here.

Mr. Soroko: Are they going to have to worry about traffic light directly across the street.

Mr. Belcher: How many units are they putting in there again?

Secretary: 16

Discussion continued regarding the unit count and acreage they are showing on the plans. 16 units will require 16 acres, minimum.

Form A will be required to create the other lots shown on the plan. Assessors map shows existing 2 lots, (30 & 6) proposed plan shows 4 lots, total. Parcel A, Lot 6B and 6C. (no note about the lot abutting the bank.

Mr. Skulte: One of the weird things about the Form A, is going to be technically you have the frontage and they're asking for relief on the frontage on the third parcel. So I don't know if they can do a Form A. It will have to be part of, under the process.

Secretary advised that they are asking under the Zoning Board of Appeals.

Mr. Skulte: It's not a buildable lot, the one that they're asking for the relief on, until it gets combined with the other ones.

Mr. Soroko: Do they need to include the septic system drawing for the plans to be approved.

Mr. Skulte: It's all in the packet. The Board of health had not comments?

Secretary: They haven't received actual septic plans yet. No comments at this time.

Mr. Skulte: Because they never presented. But's its on the plans though.

Secretary: On this plan (site plan) but has not given any plans to the board of Health.

Mr. Andrews: Because they are starting with us.

Mr. Skulte: do the other Town Departments like fire, police, highway, we don't have an engineer, board of health, will they provide comment prior to going thru. I know they have to approve the final plan before it goes to construction, but they will give comment?

Secretary, no building permits will be issued until final septic plans are approved.

Members continued to discuss the Special Permitting Authority. Planning Board approves site plan, under Town requirements, then Zoning Board for Special Permits. Site Plan and Special Permits could be part of the same process as other towns do. Planning Board does have to endorse a site plan before Zoning can approve a special permit, but Planning can't review zoning requirements, only site plan, and conditions. Any waivers and variances are approved by Zoning Board of Appeals. Planning Board looks at roadway, drainage, grading. Would prefer the special permits be with the Planning Board then if they want to appeal, they can go to Zoning.

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF

It was unanimously voted to adjourn the meeting at 6:45 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary