



**Halifax Planning Board
Meeting Minutes
August 17, 2017**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday, August 17, 2017, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, chairman; Mark Millias, clerk; Karlis Skulte
Absent: Larry Belcher & Jonathan Soroko

The meeting was called to order at 6:30 p.m. and the agenda was read into the minutes by Gordon Andrews
Motion to accept the agenda as read

MOTION: Mark Millias
SECOND: Karlis Skulte AIF

6:30 p.m. – Priolo – Hilda Lane; Mr. Priolo is not present. Continued to next appointment

John Campbell: Form A – Thompson St.

Mr. Campbell presented a Form A at 42 Thompson St. He would like to cut out a lot from a larger area. There is 188' of frontage, 40+k uplands, wetlands have been delineated and perced. Remaining lot will still have approximately 39 acres.

Motion to accept plan of land at 42 Thomspson, Form A dated 6/19/17 for John Campbell
Map 116 lot 3 & 3A

MOTION: Mark Millias
SECOND: Karlis Skulte AIF

Discussions:

Silva Engineering report of cost analysis for road completion of Jordiss Rain Estates received.
Mr. Fabroski requested to post bond in order to release lots on new subdivision.
Members discussed the report and amount to be set, the report states the cost for road completion is approximately 141k, with a 3-5% (per year) for contingencies.

Motion to set the assurance bond at Jordiss Rain Estates in the amount of \$155,000.00

MOTION: Mark Millias
SECOND: Karlis Skulte AIF

Secretarial

934 Plymouth St. – Halifax Mini Storage

Signatures of members signed for certificate of site plan approval.

Update on Dunkin Donuts- 355 Plymouth St.:

Final site plan will be submitted with Mylar once they have final approval from the Board of Health. They will update plan to show all the changes requested by the board.

Bills:

Motion to pay Silva Engineering Inv. #18983 for inspection and report of Jordiss Rain Est. in the amount of \$281.25.

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Motion to pay Plympton/Halifax Express 1 year subscription in the amount of \$25.00

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Form A: 314 Plymouth St.

Members reviewed the Form A presviously presented. The petitioner, Joe Peck (not present) submitted at end of the day. They plan is correct and will not be adjusting the frontage of a parcel to 150ft. It will remain at 110.98 feet of frontage on Plymouth St. (shown as unbuildable parcel) Form A includes 2 buildable lots and 2 unbuildable parcels.

Members discussed the 150 frontage requirement if the developer still wanted to build a multifamily development. It was also discussed regarding the existing building, showing as "to be raised" if it would become non-conforming until it is taken down. Would it be allowed to stay open and be in business, until the recording of the Form A. It is typical to have a building raised beforehand, and then shown on plan. It is shown as proposal. Could he be in operation potentially for years?

The plan is also missing the shape factor, however it looks to be in conformance. Lot 6A, 6B buildable, and parcels A and B are unbuildable. It is within the commercial-business district.

Motion to approve the plan as presented for Plan of Land, Assessors map 63 lot 6, 314 Plymouth St. for plan stamped May 2, 2017, plan dated April 26, 2017 Motion to approve plan of land, ANR.

MOTION: Karlis Skulte

SECOND: Mark Millias

AIF

Chairman Andrews went over the Gift Acct. set up by Larry Salters (Highland Estates). There is \$8,000.00 remaining and the Youth and Rec committee is looking to revitalize the walking track. A Planning Board member is part of the committee.

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

It was unanimously voted to adjourn the meeting at 7:20 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary