



**Halifax Planning Board
Meeting Minutes
September 21, 2017**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday, September 21, 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, Larry Belcher & Jonathan Soroko
Karlis Skulte arrived at 7:53 p.m.

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: Jonathan Soroko AIF

Discussions:

Autumn Lane – request from Don Treannie (developer) to change the material of the guard rail. He would like to change the metal guard rail to a pressure treated wood. It will be about 1/3 way around the cul-de-sac. Merrill Associates reviewed and verbally approved the change, along with Steve Hayward, Highway Dept. Members reviewed the subdivision plan. There is no island in the cul-de-sac, and the slope is about 18' down. Members discussed issues with the size. The request stated that they would maintain all size specifications. Mr. Andrews stated that as long as it meets the requirements for Mass. Highway Construction Standards, he didn't see a problem with it. Members also agreed to grant the request.

Motion to accept the changes to the guard rail at Autumn Lane, pending that they still keep to the standards of the Mass Highway Construction.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Discussion and sign of final site plan of 934 Plymouth St. Halifax Mini Storage

Members reviewed the final plan to ensure that they have the pavement (30') and the Knox Box that was requested by the Fire Department. Members signed the Site Plan.

Chairman asked about Jordiss Rain Estates. Secretary advised that the developer is working with the Town Treasurer/Collector regarding the posting of bond.

Update: Sherwood Dr., & Highland Cr.

Merrill Associates sent an update on the topcoat pavement which has been placed on Highland Cr. and Sherwood Dr. Members did not discuss.

Discussions:

Memo from Charlie Seelig regarding Form A approval of 314 Plymouth St.

Mr. Millias thought the wetlands was on the right and would be in the non-buildable parcel. It was discussed that the Planning Board would not have anything to do with the wetlands/replication in regards to approving a Form A plan. It really is that the property did have wetlands and it was allowed to be filled in because it was agricultural. If they change the use they will have to replace/replicate the wetlands, or put back it in the state it was in. It does not apply to approving a Form A. The conservation commission should enforce the replacement of wetlands if it is to be developed other than agricultural.

Discussion – proposed by-laws;

Abandoned Housing, Abandoned Use and Zoning: Members read the proposed by laws, the towns' procedure for tax title and takeover of land, the resources that would be involved to obtain, possibly have to fix (houses) in order to auction off. (Land may only be valuable to abutting neighbors.) Possibly rehab the houses for resale or for affordable housing. Members talked about changing the abandonment definition: non-conforming use, in order to use residentially again. Mr. Millias was concerned with any loopholes that may be created. Right now no one can buy the abandoned property, if the by law is changed then it can be sold and re-established as residential property. Possibly just take the 2 year restriction out of the specific section.

Members discussed the process to go to the Zoning board for relief of the abandon, non-conforming properties. Should it be limited to what can be built on the smaller lots? But, need to make them as desirable as possible to be able to sell. The footprint, setbacks, was discussed, should new dimensional requirements be established for non-conforming lots. The meeting with Board of Selectman will be on Tuesday, Sept. 26. Members stated they were interested in going.

Members then discussed affordable housing, improve on homes that already exist. Would it be considered cluster housing? The briefly discussed the in-law apartment by-law. Conditions/requirements of in-law apartments, cannot more than one dwelling (on a lot), can they have separate drive-ways. Common space is required. The state law is to change to make it as "of right". Discussion went back to Affordable Housing... Possibly give developer something, in order to get something back to the town, possibly more affordable housing similar to Halifax Housing authority and South Shore Housing. OCPC did assist in the housing/master plan. Affordable would have deed restrictions, rent and value. It was touched upon with cluster housing, doing more in front of the lots and back land for trails... etc. and to have 40B housing.

Multifamily by law was discussed. Members concerned with deleting one section, the problem is with more than one section of the by-law. It should stay consistent with the current by-law. Members also felt it would depend on what a developer wants to do in the development. Need to look at the by-law as whole, not just parts of the by-law.

The events by-law, amending the schedule of uses was then discussed. Members concerned with making a by law because of one event. Displays more restrictions on what you can do and how long. Depending on what type of event, they petitioner may be looking for other things. Does it take into account private events, however, (i.e.) weddings, graduations etc. would be private. They discussed the 2 acre requirement. Members felt the minimum of 2 acres is small for an event. Parking came into question and if a site plan would be required. 2 events per calendar year per property.

Mr. Belcher stated that when he was at a meeting (downstairs) they asked where to draw the line. Concert series for Farm Aid... This by-law would create a new category/use, outdoor recreation, specific to those outdoor recreational use allowable with Special Permit for commercial events.

Meeting Minutes:

Motion to accept meeting minutes for July 27, 2017

MOTION: Mark Millias
SECONED: Jonathan Soroko AIF

Motion to accept meeting minutes for Aug. 3, 2017

MOTION: Mark Millias
SECONED: Jonathan Soroko AIF

Motion to accept meeting minutes for Aug. 17, 2017

MOTION: Mark Millias
SECONED: Jonathan Soroko AIF

Bills:

Motion to pay Silva Engineering Inv. #19075 for inspection and report of Jordiss Rain Est. in the amount of \$473.75.

MOTION: Mark Millias
SECONED: Karlis Skulte AIF

Motion to pay Merrill Associates Inv. #4724 for inspection at Sherwood Dr. & Highland Cr. For the amount of \$897.78.

MOTION: Mark Millias
SECONED: Karlis Skulte AIF

Secretarial:

Secretary updated the Board regarding the sale of All Seasons Restaurant, it will be a Chinese Restaurant called Happy Dragon.

Secretary advised that at end of day, Mr. Woodward brought in the updated site plan for Dunkin Donuts if the Board wanted to review at this time. The board agreed to review the plan. Signage was discussed, secretary advised of regulations for directory signs (up to 40 sq. ft.) the permit would have to go under review with the Zoning Enforcement Officer for approval. Noted that the added green space in the front (by street) and area left to patio to be green space needs to be clearer.... An arrow shown looks to be that it will be all concrete. It was discussed that the patio would be 10 x 10 and the remaining area (left) is to be green. A landscape company was to send in a schedule of what would be plantings. It was also discussed to make the guard rail specifications on the plan clearer. Members agreed for the plan to be revised and send in, or they can send in a planting schedule.

Motion to adjourn meeting.

MOTION: Larry Belcher
SECONED: Mark Millias AIF

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

Respectfully submitted, **Date Approved:** _____

Terri Renaud
Planning Board Secretary
