



**Halifax Planning Board  
Meeting Minutes  
February 1, 2018**

**OFFICIAL**

**A meeting of the Halifax Planning Board was held on Thursday, February 1, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.**

**Members Present:** Gordon Andrews, Chairman; Karlis Skulte, Vice-chair; Mark Millias, clerk  
**Absent:** Larry Belcher and 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

Secretarial: Meeting Minutes:

Motion to approve Meeting Minutes as entered for Oct. 5, 2017

MOTION: Karlis Skulte

SECOND: Mark Millias AIF

Discussion:

Mr. Millias asked about the parking requirements for the additional building to Pope's Tavern. It was advised that the Building Inspector found some language stating that if there is additional parking within 300 feet of the primary establishment that they did not have to meet the parking requirements and it is a Town Building. The Engineer is making a few adjustments; adding another Handicap space (going off of the required 57 spaces not the reduced spaces) and also adjustments to the walkways and ramp. Mr. Campbell would not be ready for tonight's meeting, so they will be on the agenda for Feb. 15<sup>th</sup>. Mr. Skulte asked if this was the only plan we have, and asked if there will be an Engineer stamped plan. Mr. Millias stated that he brought that up and this is just an architectural plan. Mr. Andrews stated they will have to do an Engineered plan anyways for the site plan for the grades, drainage.

Discussion: Mr. Millias advised the members that he read an article regarding by-law changes, to make it easier to pass them (at Town Meetings) with a majority, as you need a super majority currently. Mr. Andrews stated we need 2/3rds vote. Would it be just a simple majority? Mr. Millias replied yes but was not sure when it will come about.

6:50 p.m. Form A - River Street

Larry Silva (Silva Engineering) representing Haseotas. Form A to divide a parcel from a larger piece some in Halifax and the rest in Middleboro. The piece will be cut from the Halifax side, identified as lot 1, lot 2 is the remaining land. Extensive wetland identification, and parcel to be conveyed out.

Mr. Ryan Monaghan representing Wing Busters (rents from property owners to fly model airplanes) they use the area around the concrete buildings.

Mr. Silva noted that the activity or changes to what is going on now wont happened for a while, but in process of going thru approvals for wetlands and the use. They will be proposing to put solar on this parcel (1<sup>st</sup> phase with possible a 2<sup>nd</sup> and 3<sup>rd</sup>).

Mr. Monaghan stated he has been in touch with the owners and know their intensions, just wanted to be informed. They have briefly talked about relocating. Mr. Silva mentioned possibly going to the Middleboro side, would be safest for the foreseeable future and some decent areas for that purpose.

Mr. Silva continued to discuss the parcel, has adequate frontage and area on existing roadway and looking for an endorsement, (not approval) saying it does not come underneath Subdivision Control Laws.

Mr. Skulte asked if they were getting an ORAD from the Conservation Commission. Mr. Silva does not think he will be involved with that process, but that is the next step. The ratio of area to perimeter of/ shape factor is 302, a little irregular lot, but is a regular shape, the area outweighs the changes in barring's.

Mr. Skulte asked about the easement. Mr. Silva advised it is outside the locus and it is just for access into the land in back. It was asked if they (owners) will cut out parcels as they do each phase of solar. Mr. Silva said as they get buyers for the property, yes.

Mr. Andrews asked about the wetlands. Mr. Silva said there are a lot, in other directions, so many little different areas. A lot of wetlands, but a lot of uplands mixed in. There is also a designation for FEMA, Zone A, and may have to stay out of those areas, and will have to come up with the elevations for that. They typically survey the areas that are just outside the Zone A and establish lowest elevations outside of it. Then apply to LOMA, we know a base elevation and is less than X. If FEMA doesn't provide the base elevation you have to go back to them and have them to at least determine what you are providing to them is not in the flood plain. Works very well with homeowners and compare to their house, make sure they are higher than those elevations and get them to grant a LMOA.

Mr. Millias asked about the entrance to the property. Mr. Silva advised there is a dirt road. The parcel has frontage, and the remaining land also has frontage to ensure the owners have access to that remaining land.

Mr. Skulte stated that they will probably have to get conservation approvals and asked about the easement..

Mr. Silva stated they will, and the easement was already in existence. Mr. Skulte questioned when you file this plan is the verbage for the easement and the use and everything going to get recorded when you record any changes or deeds for these parcels?

Mr. Silva stated that when they finalize their purchase and sale all that stuff will be identified.

Mr. Skulte asked if all the wetlands were based on GIS. Mr. Silva said it was from a Botanist flagging and his crews locating it.

Motion to endorse the plan of land prepared for VS Haseotas being Assessors Map 117 Lot 1, on the plan dated January 17, 2018

MOTION: Mark Millias

SECOND: Karlis Skulte

Motion made to endorse Form A

Seconded

All in Favor

#### Discussion:

Members asked about the zoning discussion at the Board of Selectman meeting (Jan. 23) Secretary advised that the Town Administrator is going to Town Council to get some language for the discussed by-laws, to get them written up for further discussions. It was discussed to get the In-Law updated/amended as some things are not relevant. It was regarding the term limits, renewals and the process to do so.

Mr. Skulte stated that the concept to have to come back for re-approval, as discussed, was having to confirm that you are abiding by the original approval maybe. Mr. Millias further went on to say it has to be a family

member, so if there is some way to check on that, and the chances being denied after years of having approved and living there, is like okay you can do it for a couple years, but you may be asked to move. This is what is being looked into thru legal counsel whether if the Town can actually do that. The term limits are being discussed. Mr. Skulte thought it odd that someone could potentially have what they've been doing for years be revoked because from some reference or change in position. There are ways to have oversight and inspected. Mr. Millias also agreed that if someone invested in their homes and then cannot use it any longer. Also mentioning that someone could potentially be kicked out of their home. Secretary advised Mr. Soroko attended the meeting and can be viewed on Area 58 (utube) as the meetings are taped.

Secretary went over the Ethics and Conflict of Interest Law requirements for the members. Each member must sign an acknowledgement every year that they have received the Conflict of Interest Laws. Every two years each member must complete the on-line training program, and upon completion submit their certificate. Both of which is submitted to the Town Clerk.

Motion to adjourn meeting.

MOTION: Karlis Skulte

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

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

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Terri Renaud  
Planning Board Secretary