



**Halifax Planning Board  
Meeting Minutes  
June 7, 2018**

**OFFICIAL**

**A meeting of the Halifax Planning Board was held on Thursday, June 7, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.**

**Members Present:** Gordon Andrews, Mark Millias, Jonathan Soroko:  
**Absent:** Lawrence Belcher, Karlis 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: Jonathan Soroko AIF

6:30 p.m.

Nick Gentile is taken early: 822 Old Plymouth St. Mr. Gentile present: he would like to move his shed from one area, about 20-25 feet back. Will remain approx. 10 -12 feet from property line. Meets all requirements, it's a shed. Members agreed the Board does not need to approve the new location.

Bills:

Motion to pay Plympton/Halifax Express bill for legal ad #9577 in the amount of \$84.00

MOTION: Jonathan Soroko  
SECOND: Mark Millias AIF

Motion to pay bill to Amory Engineering PC, Invoice #14920 for review service in the amount of \$690.00

MOTION: Mark Millias  
SECOND: Jonathan Soroko AIF

Unable to approve meeting minutes for April 19, 2018, and May 3, 2018 as members required are not present.

6:40 p.m. Public Hearing, Special Permit #878 443 Thompson St.

Present: Joe Webby for Ernest Stevens and Gladys Stevens-Hayward

Mr. Webby presenting a Form A File # 18-A-180 would like to cut out 3 lots including the Estate Lot requiring the special permit. The lot meet all buildable lot requirements, for both regular and estate lots. A neighbor not wanting to be identified did ask if it will just be one estate lot in back. It was confirmed to be only one.

Secretary read public hearing notice into record

Motion to close the regular Planning Board meeting and open the Public Hearing

MOTION: Mark Millias  
SECOND: Jonathan Soroko AIF

Again, just looking for the Estate lot to be approved under special permit according to our by-laws. The estate lot meets all the Town's requirements.

Motion to approve the Form A plan of land in Halifax prepared for Ernest Stevens and Gladys Stevens-Hayward Trustees drawn by Webby Engineering Associates, date being April 30, 2018.

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

Motion to approve special permit for Estate lot being Lot D shown on referred plan. ( 443 Thomson St. Map 79 lot 6 and 6A)

Motion to close public hearing and reopen the regular scheduled Planning Board meeting

MOTION: Jonathan Soroko

SECOND: Mark Millias AIF

6:50 p.m. Form A application for 395 Plymouth St. –

Mr. Andrews advised the members present that he went to the Zoning board meeting Monday night (6/4/18) To discuss this, brought up the septic system, but as far as the Form A, the board does not have any jurisdiction to make them but if willing to, the existing building in back, the estate lot has to be 50 feet away from lot. As it has been "red X" they may be taking it down. The formality of the board jurisdiction is to ensure that the ANR does not fall under subdivision control. This is not a subdivision, under mas general laws, they meet every other requirement for the town. Attorney Lee Alfieri arrives.

Mr. Alfieri stated that they may submit and additional plan, they are considering, and in process of whether or not they will proceed to demolish that building (Red X). They will simply submit another ANR plan and adjust the boundary lines further. In terms of proceedings, they believe this plan is entitled to be endorsed as an ANR plan. He understood that (the board) went to town council for opinion, with concerns of the encroachment, and a response was received. Based on his understandings, that would not be legitimate reason to deny. Narrow review before you, lots have frontage on public ways, meets minimum requirements. Estate lot has more than 50' of frontage, and main lot has (subject of multiple family dwelling) has frontage. We can adjust the liens at any time. Clients are reviewing it and anticipate will be submitting a new plan. Mr. Alfieri asked...If submit a new plan, would the board be satisfied with a new plan simply showing the building "to be raised" as opposed to actually being raised as it may take some time.

Mr. Andrews would like to see the septic system on the actual (front) lot as opposed to an easement. Mr. Millias also stated it would be more desirable. Just for the planning Boards knowledge, it's not shown as an "easement" right now because they own both properties (can't grant an easement to yourself). If any transfer of any of the lots to a third party, break in common ownership then the appropriate easements will be done. Mr. Alfieri advised that it is likely the building will be raised, and a new plan submitted with boundary lines reconfigured.

Secretary stated that a question was that the lots were not labeled, the mylar and official plans submitted need lots noted on plan. (Outback will come in to pick it up)

Can vote to endorse but will not sign until the information is corrected.

Motion to endorse a Form A plan of land at 395 Plymouth St., drawn by Outback Engineering dated April 20, 2018 with and pending the changes to re-label the existing parcels (accordingly).

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

Members briefly discussed the encroachments and what the board has jurisdiction over with ANR. Subdivision comes in if you don't have the frontage. The existing structures and encroachments are pre-existing and has been there for so long. It was questioned how it was overlooked, but this is just reconfiguring of lines, not creating new parcels, or reducing the lot requirements.

Members discussed the memo from Board of Selectman/town Administrator regarding additional committee members. The board thought it was unanimous that they all were interested, it is a question of when they will meet and timeframe. The committee in itself will create date and when they want to meet. They all agreed that they need more interest from the towns people. Dan Borsari and Peter Parcelin are both interested and Alan Dias of the Board of Health.

Chairman Andrews then spoke to the audience to ask for anyone interested to come forward and be part of the new committee.

Motion to adjourn meeting.

MOTION: Jonathan Soroko

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 7:15 p.m.

Respectfully submitted,

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

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Terri Renaud  
Planning Board Secretary