

Zoning Board of Appeals

499 Plymouth Street • Halifax, MA 02338 • 781-293-1736

HALIFAX ZONING BOARD OF APPEALS

MONDAY, JANUARY 9, 2006

The Halifax Zoning Board of Appeals held its regular monthly meeting on Monday, January 9, 2006 in Meeting Room #1 of the Town Hall with the following Board members in attendance:

Debra Tinkham, Jean Reilly, Kozhaya Nessralla, Garrett Walsh, and Michael Schleiff.

Robert Gaynor and Richard Gilcoine did not attend the meeting.

Chairman Tinkham called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

It was duly moved (K. Nessralla) and seconded (G. Walsh) to approve the minutes of Monday, December 5, 2005.

Chairman Tinkham: All those in favor of approving the minutes of December 5, 2005, please signify by saying aye. So VOTED 5-0-0

BILLS

- A. Memorial Press Group - \$400.00
 - B. Massachusetts Housing Partnership 40B Seminar - \$45.00
 - C. WB Mason – supplies - \$38.65
-

#622 – WAL-MART – 295 PLYMOUTH STREET, HALIFAX, MA

Mr. Edward Angley faxed a letter on behalf of Gillis & Angley, LLP to the Board requesting that the Wal-Mart Hearing, Petition #622, be continued until March 13, 2006. The Planning Board denied the special permit and site plan and Mr. Angley was not sure how Wal-Mart wished to proceed so he requested a continuance in order to speak with Wal-Mart.

Mr. Angley also sent a ‘withdrawal without prejudice’ letter in case the Zoning Board of Appeals would not grant the request for a continuance.

The chairman read the notice into the record (see file)

The Board voted unanimously to continue the hearing until March 13, 2006 at 8:00 pm.

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The Board reviewed the mail and discussed other matter issues; letter from Gillis & Angley regarding Wal-Marts willingness to give the Town \$500,000 in order to pay for the connecting roadway between Stop & Shop and Wal-Mart, a letter from Deutsch-Williams regarding Lounge vs. ZBA – Submission of Proposal, a CPTC Training Class Schedule, and a letter from Charlie regarding the proposed demolition bylaw.

The Board also reviewed site plans for 650 Industrial Drive and 640 Plymouth Street.

#652 – V. RICHARD & DONNA GREELEY – 855 PLYMOUTH STREET, HALIFAX

The secretary read the notice of public hearing:

The Halifax Zoning Board of Appeals will hold a public hearing on January 9, 2006 at 7:00 p.m. in Meeting Room 1, Town Hall, 499 Plymouth Street, Halifax, MA on the application by V. Richard & Donna Greeley to construct a forty-two (42) foot by forty-four (44) foot oversized detached garage with two fourteen (14) foot garage doors to be located at 855 Plymouth Street, Halifax, MA. Said property is currently owned by V. Richard & Donna Greeley as shown on Assessors Map #58, Lots # 2E & 7 and Map #58, Lots 1 & 2D. The applicants seek a special permit to allow the ground floor area to be greater than eight hundred (800) square feet and a special permit to allow the door height to be greater than twelve (12) feet in accordance with the Zoning By-laws of the Town of Halifax under Section 167-12F(4 & 5) Density Regulations for Specific Uses and Section 167-7D(11) Specific Use Regulations page(s) 16726.15 & 16726.6. Area is zoned Residential. Petition #652

Tinkham: What would you like to do?

Greeley: We have a motor home which is almost 13 feet tall. We want a place to put it.

Tinkham: There is no place at your existing commercial site to store it?

Greeley: No, plus that is a very expensive building and I don't want to store it there. It is not financially feasible there.

Tinkham: It is just one big room basically.

Greeley: Yes. It is a garage and will have some storage.

Tinkham: Will there be storage above? Will there be a loft?

Greeley: No, it is a one pitch at the present time. It is a Morton building and will have trusses which can not have a second story.

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Tinkham: What will it look like?

Greeley: It will be the same color as my house and have a little cupola on it. There are some windows in it to break it up.

Tinkham: Will it have heat, water, or a cement floor?

Greeley: I haven't thought of it. Maybe down the road I would like to put heat in there. I haven't thought about it. Right now it is for the boat and the coach.

Tinkham: The area is zoned commercial.

Greeley: The use is residential.

Nessralla: Are you going to use this some time down the line to garage your oil trucks, etc.

Greeley: No. In fact, when I retire, I will probably put my truck down in the Industrial Park. (Mr. Greeley currently owns an oil delivery business)

Nessralla: So you wouldn't have a problem with a stipulation stating that the garage can only be used for personal use, no businesses, etc.

Greeley: No, that's obvious. If you put that on as a stipulation and I wanted to change it, I would have to come back in front of you people and go back in front of the Planning Board, etc. for a site plan review.

The Board reviewed the plans and the size of the garage. They also reviewed the size of the camper and the boat. There was concern that the garage would have quite a bit of extra space after the camper and the boat were put inside.

It was duly moved (K. Nessralla) and seconded (J. Reilly) to waive the on-site inspection.

So VOTED 5-0-0

The Board reviewed and discussed the standard conditions placed on oversized garages with Mr. and Mrs. Greeley.

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It was duly moved (K. Nessralla) and seconded (G. Walsh) to grant your petition (#652) for a special permit to allow for the ground floor area to be greater than eight hundred (800) square feet and a special permit to allow for the garage door height to be greater than twelve feet for the construction of a forty-two (42) foot by forty-four (44) foot detached garage. The garage will be located at 855 Plymouth Street, Halifax, MA as shown on assessor's map 58, lots 2E & 7.

The Zoning Board of Appeals granted this petition due to the fact that this will not be detrimental to the neighborhood at this site. The garage will not encroach any further onto the lot lines and will not derogate from the intent of the bylaw.

The following conditions must be adhered to in order for the special permit to remain in effect:

1. The garage is to be used for personal use only. No commercial or office use will be allowed.
2. The garage is only to be used by the applicants and/or the tenants of the home and can not be leased out.
3. There will be no second floor. Storage is not permitted in the rafters.
4. No internal partitions are allowed. The garage is to remain one large open area.
5. The garage is for storage only and can not be converted into any type of apartment or living space.
6. The garage will have electricity, heat, and a water spigot. No bathroom is allowed.
7. The special permit was granted based on the presentation and plans presented at the hearing. Any changes from what was presented and approved must be brought back before the Zoning Board of Appeals.

Please be advised that all variances and special permits shall comply with all the rules, regulations, and codes of the Town of Halifax.

This decision shall not take effect until:

- (a) A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the office of the Town Clerks (1/18/06) without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- (b) A certified copy indicating such Registry Recording has been filed with the Board.

Chairman Tinkham called for a voice vote: J. Reilly, YES; K. Nessralla, YES, G. Walsh, YES; M. Schleiff, YES; and D. Tinkham, YES.

The motion to grant petition #652 passed 5-0-0

Ms. Tinkham reprised Mr. & Mrs. Greeley of the procedure following approval of the petition.

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#653 – CRAIG CROSBY – 3 WILLOW ROAD, HALIFAX

The secretary read the notice of public hearing:

The Halifax Zoning Board of Appeals will hold a public hearing on January 9, 2006 at 7:15 pm in Meeting Room #1 of the Town Hall, 499 Plymouth Street, Halifax, MA on the application by Craig Crosby, 3 Willow Road, Halifax, MA to construct an approximately twenty-five (25) foot by twenty-nine (29) foot 1-story addition to the rear of his pre-existing non-conforming home. The applicant also seeks to construct a ten (10) foot by twenty-nine (29) foot deck to the rear of the addition and an eight (8) foot by seventeen (17) foot deck to the left side of the addition. Said property is owned by Craig Crosby as shown on Assessor's Map #31, Lot 391 and Map 32, Lot 392. The applicant seeks a variance of the rear set back from forty (40) feet to twenty-nine (29) feet and a special permit to continue & extend a non-conforming use in accordance with the Zoning By-laws under Section(s) 167-11 Table of Dimensional & Density Regulations and 167-8 Non-Conforming Uses, page(s) 16726.11, & 16726.8. Area is zoned residential. Petition #653

The Board discussed the location of the property.

Tinkham: Tell me about the property.

Crosby: It is listed as a two bedroom home but it actually has one bedroom and a mudroom. I would like to change that and make it a three bedroom home with a couple of decks.

Tinkham: So you want to add on two bedrooms.

Crosby: I am going to add on three bedrooms. I am going to take the other bedroom in the existing house and make it an office or a family room.

Tinkham: How old is the septic?

Crosby: 2002, if I'm not mistaken. It has passed Title V.

The Board reviewed the pictures of the property and the layout of the plans.

Schleiff: Is there a basement.

Crosby: There is no basement in the existing structure but we would like to put one in under the new addition.

Schleiff: I see a bulkhead on the existing house.

Crosby: It is a crawl space.

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Walsh: What about the decks. Why both.

Crosby: One deck is for the kids to play on and the other is for the master bedroom only.

The Board discussed the location of the decks. Mr. Crosby would really like to have both decks. Mr. Crosby has no intentions of enclosing the decks and the Board would like them to remain open.

It was duly moved (K. Nessralla) and seconded (M. Schleiff) to waive the on-site inspection.

So VOTED 5-0-0

It was duly moved (K. Nessralla) and seconded (M. Schleiff) to grant your petition (#653) for a special permit to continue and extend a non-conforming use and a variance of the rear set back from forty (40) feet to twenty-nine (29) feet in order to construct an approximately twenty-five (25) foot by twenty-nine (29) foot 1-story addition to the rear of the home, a ten (10) foot by twenty-nine (29) foot deck to the rear of the proposed addition, and an eight (8) foot by seventeen (17) foot deck to the left side of the addition. The proposed addition and decks are to be located at 3 Willow Road as shown on assessor's map 31, lots 391 and map 32, lot 392.

The Zoning Board of Appeals granted this petition due to the fact that this addition will not be detrimental to the neighborhood. Due to the age of the home and the fact that it is in a neighborhood of other pre-existing non-conforming homes, the Board felt that the addition would not derogate from the intent of the bylaw.

The Zoning Board of Appeals grants this petition with the following conditions:

1. The rear deck and the side deck are both to remain open. They may not be enclosed.
2. The special permit was granted based on the plans and testimony presented at the hearing. Any changes from what was presented and approved must be brought back before the Zoning Board of Appeals.

Please be advised that all variances and special permits shall comply with all the rules and regulations and codes of the Town of Halifax.

This decision shall not take effect until:

- (a) A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the office of the Town Clerks (1/18/06) without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- (b) A certified copy indicating such Registry Recording has been filed with the Board.

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Petition #653 continued:

Chairman Tinkham called for a voice vote: J. Reilly, YES; K. Nessralla, YES, G. Walsh, YES; M. Schleiff, YES; and D. Tinkham, YES.

The motion to grant petition #653 passed 5-0-0

Ms. Tinkham reprised Mr. Crosby of the procedure following approval of the petition.

#655 – ELLIOTT SCHNEIDER/FULLER STREET DEVELOPMENT LLC – 74 WALNUT STREET, HALIFAX (LOTS 68, 74 & 82)

G. Walsh is an abutter to the property and recused himself from the discussion.

While the Board was waiting for Mr. Schneider to arrive, Mr. Badot of 165 Walnut Street asked the Board why Mr. Schneider was filing for a common driveway. He was curious as to whether or not the property contained wetlands. The Board explained to Mr. Badot that the property does have wetlands and that the Town bylaws do not allow common driveways. Mr. Badot asked to see the plans and was shown the plans.

The Board was going to continue the hearing because Mr. Schneider did not show. They were just about to continue the hearing and Mr. Schneider arrived.

The secretary read the notice of public hearing:

The Halifax Zoning Board of Appeals will hold a public hearing on January 9, 2006 at 7:30 p.m. in Meeting Room #1 of the Town Hall, 499 Plymouth Street, Halifax, MA on the application by Bernie Munro on behalf of Elliott Schneider/Fuller St Dev LLC, 10 Owl Dr, Sharon, MA for a common driveway to be located at 82 Walnut St, Halifax, MA, in order to access land at 74 Walnut Street, Map 98 Lot 1B. Said property is owned by Fuller Street Development LLC as shown on Assessor's Map #98, Lots 1A, 1B & 1D. The applicant seeks a variance to allow for a common driveway in accordance with the Zoning By-laws of the Town of Halifax under section 167-10 (L), page 16726.11. Area is zoned Residential. Petition #655

Due to the fact that Mr. Walsh had to recuse himself from the hearing, Mr. Schneider was given the option to proceed with the hearing with the four (4) voting members present with the understanding that he would need four (4) affirmative votes in order for his petition to pass or he could continue his hearing until February. Mr. Schneider chose to go with the four (4) voting members present.

Because Mr. Schneider was late the secretary informed him that the Board had reviewed the plans and explained to him that Mr. Badot, an abutter, had also asked some questions.

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Chairman Tinkham spoke with Mr. Schneider and reminded him that his request was not allowed under the zoning bylaws. Mr. Schneider understood.

Schneider: DEP was the one who required this hearing as part of their alternative analysis and we explained to DEP that it was not allowed and they insisted that we proceed with the hearing.

It was duly moved (K. Nessralla) and seconded (J. Reilly) to deny your petition #655 with a vote of four (4) to deny and zero (0) in favor, for a variance to allow a common driveway to be located at 82 Walnut Street in order to access land at 74 Walnut Street, Halifax, MA as shown on assessor's map #98, lots 1A, 1B & 1D in accordance with the Zoning By-laws of the Town of Halifax under section 167-10(L).

The Zoning Board of Appeals denied this petition because there is no provision in the bylaw to allow for common driveways as seen in the Town of Halifax Zoning By-laws under section 167-10.

The granting of this petition would derogate from the intent of the bylaw as variances to this section are not allowed.

In accordance with the Halifax Zoning Bylaws (167-21) A (2) (3) no petition for a special permit/variance which has been unfavorably acted upon by the Board of Appeals shall be considered on its merits by the said Board within two (2) years after the vote of such unfavorable action, except with the approval of 4 out of 5 members of the Planning Board. The petitioner has the right to request consent from the Planning Board if they feel that there has been specific and material changes in the conditions upon which the previous unfavorable decision was made. The petitioner also has the right to appeal the decision of the Zoning Board of Appeals to the Plymouth County Superior Court, the Land Court or in said Court by bringing an action within twenty (20) days after the decision has been filed in the office of the city or town clerk. (1/18/06)

Chairman Tinkham called for a voice vote: J. Reilly, YES; K. Nessralla, YES; M. Schleiff, YES; and D. Tinkham, YES.

The motion to deny petition #655 passed 4-0-0

Ms. Tinkham reprised Mr. Schneider of the procedure following denial of the petition.

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#656 – ROBERT & PAMELA CARROLL (W/JOSEPH McCULLOUGH) – 11 DEER RUN ROAD, HALIFAX

The secretary read the notice of public hearing:

The Halifax Zoning Board of Appeals will hold a public hearing on January 9, 2006 at 7:40 p.m. in Meeting Room #1 of the Town Hall, 499 Plymouth Street, Halifax MA on the application by Joseph McCullough to build an in-law apartment for Robert & Pamela Carroll at 11 Deer Run Rd, Halifax, MA. Said property is owned by Robert & Pamela Carroll III as shown on Assessor's Map 61, Lot 6R. The applicant seeks a special permit for an in-law apartment in accordance with the Zoning By-laws of the Town of Halifax under Section 167-7 Schedule of Uses, page 16723. Area is zoned residential. Petition #656

Mr. Joseph McCullough is building the in-law addition he presented the Carroll's to the Board. He then presented the Board with some pictures of the property.

Tinkham: Is this already under construction?

McCullough: Yes.

Tinkham: Is it complete?

McCullough: No, the pictures are from today.

Tinkham: What are we doing?

Mr. McCullough explained to the Board that Mr. Carroll's mother was diagnosed with cancer and they are trying to get her into the house as quickly as possible. Mr. Carroll's father will stay in the home after the mother passes and because of this situation they began construction on the addition and will not put in the kitchen if the ZBA does not approve the special permit for the in-law apartment.

The Board reviewed the plans.

Tinkham: Where is the shared living space?

McCullough: They will share the dining room, the large open foyer; the great room can also be shared. The house is left wide open.

Tinkham: How wide are the openings?

McCullough: About 8 feet wide.

The Board continued to review the plans.

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Reilly: Why are there two washer and dryer areas? They don't share anything except maybe the dining room.

The Board discussed the layout of the home and its concerns with the separate laundry areas.

The Board also discussed with Mr. McCullough that what is approved tonight must be built. There can be no alterations or changes made after the fact.

Tinkham: Is there a 2nd story over the addition.

McCullough: No. There is no basement. It will be a crawl space.

The Board discussed eliminating the washer and dryer area.

Mr. Carroll was very opposed to eliminating the washer and dryer in the in-law apartment because he wants his parents to have as easy a transition as possible. He also mentioned that his parents just bought a new stackable washer and dryer and they would like to be able to use it.

Tinkham: What utilities will be shared?

McCullough: Everything will be completely shared. Right now they have an underground 100 amp electrical service which will be upgraded to a 200 amp. The septic will be shared. The heating has to be separate. The water is shared. It will be the same water line.

McCullough: There will be a full basement underneath the mudroom/laundry room addition to house the utilities for the in-law apartment.

The Board reviewed the architectural drawings and layout of the in-law apartment. There will be no deck on the in-law apartment.

Dave Rossini – 6 Deer Run Road – He has no problems with the in-law apartment.

It was duly moved (K. Nessralla) and seconded (J. Reilly) to waive the on-site inspection.

So VOTED 5-0-0

The Board continued to discuss the washer and dryer in the in-law apartment. They are concerned that future homeowners may close off the door openings and make the apartment into a rental unit.

Mr. McCullough again reminded the Board that the parents of the Carroll's already have the stackable washer and dryer that they would like to put in the apartment. It will be put into a closet.

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It was duly moved (K. Nessralla) and seconded (G. Walsh) to grant your petition (#656) for a special permit for an in-law apartment to be situated at 11 Deer Run Road, Halifax, MA as shown on assessor's map 61, lot 6R in accordance with the Town of Halifax Zoning By-laws under Section 167-7 Schedule of Uses.

The permit was granted due to the fact that the project meets all the criteria of the by-law for in-law apartments. This project does not derogate from the intent of the by-law and is not detrimental to the neighborhood at this site. The project has a shared common entrance, shared utilities (water, electric, septic), shared living space (family/great room and dining room) and meets the requirements of the Halifax Zoning Board By-laws for In-law Apartments.

The conditions for granting the special permit for the in-law apartment are as follows:

- The in-law apartment will share all utilities listed above.
- The Board shall be notified if the in-law apartment is no longer needed.
- The special permit for the in-law apartment is granted for a period of 5 years. Upon expiration of the permit the petitioners shall come back before the Board and apply for an extension.
- If any change in tenancy takes place, the applicant is to come back for review.
- The special permit shall run with the owner and is not transferable.
- The in-law apartment can not become an income producing apartment.
- The in-law apartment washer and dryer are to be removed when no longer occupied by a family member.
- The special permit was granted based on the plans and testimony presented at the hearing. Any changes from what was presented and approved must be brought back before the Zoning Board of Appeals.

Please be advised that all variances and special permits shall comply with all the rules, regulations, and codes of the Town of Halifax.

This decision shall not take effect until:

- (a) A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the office of the Town Clerk (1/18/06) without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- (b) A certified copy indicating such Registry Recording has been filed with the Board.

Chairman Tinkham called for a voice vote: J. Reilly, YES; K. Nessralla, YES, G. Walsh, YES; M. Schleiff, YES; and D. Tinkham, YES.

The motion to grant petition #656 passed 5-0-0

Ms. Tinkham reprised Mr. & Mrs. Carroll and Mr. McCullough of the procedure following approval of the petition.

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#657 – MARK WAITKUS for WAYNE BARNES – 150 ELM STREET, HALIFAX

The Halifax Zoning Board of Appeals will hold a public hearing on January 9, 2006 at 7:50 pm in Meeting Room #1 of the Town Hall, 499 Plymouth Street, Halifax, MA on the application by Mark Waitkus, PO Box 104, Plympton, MA for a variance of the foundation height from the crown of the road for the construction of a new home to be located at 150 Elm St, Halifax, MA. Said property is owned by Wayne Barnes, 46 Chastellux Ave, Newport, RI as shown on Assessor's Map #37, Lots 1A-B. The applicant seeks a variance from two (2) feet above the crown of the road to approximately eight (8) feet below the crown of the road in accordance with the Zoning By-laws of the Town of Halifax under section 167-10 (K), page 16726.10. Area is zoned residential. Petition #657

Mr. Waitkus explained the topography of the lot to the Board.

Schleiff: Do you own the property now.

Waitkus: Not yet, it will depend on whether or not I can get a building permit.

Tinkham: He has a purchase and sales agreement.

Mr. Waitkus did not bring pictures of the property to the hearing. Chairman Tinkham reviewed the whereabouts of the property with the Board. All of the Board members were familiar with the property.

Tinkham: Mr. Waitkus really has two options. He can fill the property in and flood out his neighbors or request a variance from the crown of the road.

Most of the homes in that area are below the crown of the road.

Waitkus: I would have put the home further back from the road so I would not need to request the variance but there are some isolated wetlands on the property.

The Board reviewed the layout of the lot and the house plans. Mr. Waitkus reviewed the position of the home and due to the isolated wetlands and the wetlands on the property, he can not place the home in another location.

If Mr. Waitkus were to try to meet the requirement of having the house 2 feet above the crown of the road, he would have to build the home approximately 12 feet above the ground.

Chairman Tinkham spoke to a woman in the audience and asked her if she was here for this petition. She stated that she was observing the proceedings and was marveling at the secretary and was impressed that she was well informed and kept the Board very well informed. She had no comments on this petition.

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It was duly moved (G. Walsh) and seconded (J. Reilly) to waive the on-site inspection.

So VOTED 5-0-0

The Board continued to review the site and discussed the roadway that ran out back. The driveway on the property will not join the current dirt road leading to the bogs in the back of the property.

It was duly moved (G. Walsh) and seconded (J. Reilly) to grant your petition (#657) for a variance of the foundation height from two (2) feet above the crown of the road to approximately eight (8) feet below the crown of the road in order to construct a new home. The home is to be located at 150 Elm Street, Halifax, MA as shown on assessor's map #37, lots 1A-B.

This petition was granted due to the isolated wetlands and topography of the lot. The petition does not derogate from the intent of the bylaw and will not be detrimental to the neighborhood as many of the surrounding lots in the area have similar topography.

The following conditions must be adhered to in order for the variance to remain in effect:

1. The special permit was granted based on the presentation and plans presented at the hearing. Any changes from what was presented and approved must be brought back before the Zoning Board of Appeals.

Please be advised that all variances and special permits shall comply with all the rules and regulations and codes of the Town of Halifax.

This decision shall not take effect until:

- (a) A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the office of the Town Clerks (1/18/06) without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- (b) A certified copy indicating such Registry Recording has been filed with the Board.

Chairman Tinkham called for a voice vote: J. Reilly, YES; K. Nessralla, YES, G. Walsh, YES; M. Schleiff, YES; and D. Tinkham, YES.

The motion to grant petition #657 passed 5-0-0

Ms. Tinkham reprised Mr. Waitkus of the procedure following approval of the petition.

Chairman Tinkham again spoke to the woman in the audience and asked if she was looking to become a member of the Board or if she was coming before the Board in the future. (She had been sitting in the audience most of the night) She explained that she lives in Plympton now and that they had

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applied for an in-law apartment in Halifax (Kenzie's Path) but were turned down due to the size requirements. She was concerned with how the whole process worked.

The Board explained that they had spoken with Mr. Springer and informed him at the time what the size requirements were, etc but that he refused to make the necessary changes. The woman was not upset with the Board; she just wanted to see how the Board worked. Chairman Tinkham explained to her that the secretary was very upfront with Mr. Springer and explained the requirements necessary for an in-law apartment. The woman went on to praise Ms. Traynor and said that she was excellent and full of information. She told the Board that they were very lucky to have her. She went on to explain how lucky they were to have a secretary that takes the time to explain to an applicant what is needed and how to make the process easier for them. She thought the secretary was very helpful. She then thanked the Board for their time and left.

The secretary spoke to the Board about the possibility of raising the filing fee from \$100 to \$125 due to the fact that the fee has not been raised for several years. She also explained to the Board that they may need to run the raising of the filing fee by the Selectmen.

The Board would like to raise the filing fee from \$100 to \$150 because the fee has not been raised for a long time.

The Board agreed to raise the filing fee from \$100 to \$150.

It was duly moved, seconded and VOTED to adjourn the meeting.

Respectfully submitted,

Melissa Traynor,
Administrative Assistant

It was duly moved, seconded and VOTED to approve the minutes of Monday, January 9, 2006 as presented/corrected.

Debra Tinkham, Chairman
Zoning Board of Appeals
