



HALIFAX ZONING BOARD OF APPEALS

Meeting Minutes

Monday, September 11, 2017

The Halifax Zoning Board of Appeals held a public hearing on Monday, September 11, 2017 in Meeting Room #1 of the Town Hall with the following Board members in attendance:

Robert Gaynor, Kozhaya Nessralla, Peter Parcellin, Gerald Joy, Robert Durgin and Daniel Borsari are in attendance.

Chairman Gaynor calls the meeting to order at 7:09pm and reprised the audience that this public hearing/meeting is being audio taped. He also explained the procedure and the protocol at the public hearings.

Bills:

None.

Meeting Minutes:

Motion to accept Meeting Minutes for Monday, August 14, 2017:

MOTION: Gerald Joy
SECOND: Kozhaya Nessralla AIF
Passes: 5-0-0

Motion to accept Meeting Minutes for Monday, December 9, 2013:

MOTION: Kozhaya Nessralla
SECOND: Peter Parcellin AIF
Passes: 3-0-0 (Robert Durgin and Gerald Joy abstained)

Motion to accept Meeting Minutes for Monday, January 13, 2014:

MOTION: Peter Parcellin
SECOND: Kozhaya Nessralla AIF
Passes: 3-0-0 (Robert Durgin and Gerald Joy abstained)

Correspondence/mail/notices:

Chairman Gaynor and the Board review all mail items.

Informal Discussion:

Charlie Seeling Memo (8/22/17) regarding Proposed Zoning Changes for Outdoor Entertainment Events (Meeting September 26, 2017)

The Board discusses and makes changes to the criteria and conditions listed in this memo.

1. Mr. Durgin feels the parcel size of two acres is too small and suggests five acres with single ownership. The Board agrees.
2. Mr. Parcellin feels the distances from the lot lines are low at 50 feet. The Board agrees on a minimum setback of 100 feet from all lot boundary lines and any adjacent residential dwelling.
3. The Board agrees with a property being limited to a maximum of no more than two festival events in any calendar year and each day of a festival event constituting a separate festival event.
4. The Board feels the hours of operation for a festival event should be up to the discretion of the permitting authority depending on the circumstances. The Board recommends a maximum of 10 hours, 8 hours in the Spring.

5. The Board agrees that it's difficult to put a condition on the noise ahead of time with band and motor noise. Mr. Gaynor feels this is something that can be discussed further.
6. The Board agrees that the festival operator shall provide public safety personnel to control traffic and provide medical aid at its sole expense with staffing levels to be determined by the police and fire chiefs.
7. The Board has nothing to add to the condition that the festival shall provide sanitary facilities with a ratio of one toilet per X tickets sold.
8. The Board has nothing to add to the condition that the festival operator and land owner shall post surety funds with the Town in an amount determined by the Board of Selectman and the surety shall be forfeited if all debris from the festival is not removed from the site of the festival and from all adjacent ways with 24 hours after the conclusion of the festival event.
9. The Board agrees that no alcohol shall be allowed at the event.

Mr. Gaynor confirms with the Zoning Board secretary that a letter will be sent informing the Board of Selectman that some of the members of the Zoning Board may be able to attend the September 26th Board of Selectman meeting and that the following criteria was discussed at the September 11th Zoning Board meeting regarding the permitting.

Mr. Gaynor confirms with the secretary that the decision letter for Petitions #868 and #869 has been sent to all parties. Mr. Gaynor continues to go through the mail items. He explains to the Board that Michael Chapin withdrew his application to be an alternate member of the Zoning Board. The Board reviews the Planning Board memo and Form A regarding 314 Plymouth Street. The letter response from Building Inspector to Attorney Pellegrini regarding Halifax Trails is read into record by Mr. Gaynor. Mr. Gaynor states to the Board that Gordon Andrews has appealed the Zoning Board decision made August 22nd regarding Petitions #868 and #869, which has been filed.

Adjourn:

Motion to adjourn meeting:

MOTION: Kozhaya Nessralla
SECOND: Peter Parcellin AIF
Passes: 5-0-0

It was unanimously voted to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Robert Gaynor
Chairman, Zoning Board of Appeals