



HALIFAX ZONING BOARD OF APPEALS

Meeting Minutes

Monday, December 10, 2018

*Passes
4-0-0*

The Halifax Zoning Board of Appeals held a public hearing on Monday, December 10, 2018 in Meeting Room #1 of the Town Hall with the following Board members in attendance: Chairman: Robert Gaynor, Co-Chairman: Kozhaya Nessralla, Clerk: Peter Parcellin, Member: Gerald Joy and Member: Robert Durgin. Associate Member: Daniel Borsari is absent.

Chairman Gaynor calls the meeting to order at 7:05pm and reprises the audience that this public hearing/meeting is being audio taped. He also explains the procedure and the protocol at the public hearings.

Meeting Minutes:

Motion to accept the Meeting Minutes from Monday, November 12, 2018:

MOTION: Robert Durgin

SECOND: Gerald Joy AIF

Passes: 5-0-0

Appointment:

7:00pm – Petition #885 – Sean Sullivan/Shawn Lemellin, 8 Tenth Ave - Special Permit for Renovations

Present: Sean Sullivan – CGS Holding (owner); Shawn Lemellin (applicant/general contractor); Ron Pujalte (abutter – Three 9th Ave)

Chairman Gaynor reads the Public Hearing Notice into record. Mr. Lemellin presents the petition. He explains that the project is a rehab: new sheetrock, foundation repair, new windows, new kitchen/cabinets, new floors, re-insulating the vinyl siding, new roof on the outside, new roof on the garage and a new septic system. There are and will remain three bedrooms. Mr. Sullivan explains that the current septic system is a leech field which will be dug out and replaced by a new septic system. The engineers will be going through the Board of Health. The plans for the septic have been put together and sent over to the company who will be digging and installing the system and then the engineer will be going to the Board of Health to complete the process. The footprint of the home will stay the same and will remain a single-family. Currently, the home is vacant. It is one house back from the water.

Mr. Pujalte, an abutter, is present to confirm that there will be a new septic system installed as the property is less than 100 feet from the water and he doesn't want the 80-year-old, never-been-cleaned cesspool to be reignited into the lake. Other than that, he is really looking forward to seeing the rehab as it has been an eyesore. Mr. Gaynor confirms with Mr. Lemellin the size of the lot: 50 x 100 = 5,000 square feet.

Mr. Lemellin confirms they are not building any higher and there is no increase in the footprint. Mr. Sullivan confirms that there was power in the garage at one time. If it is tested and works, they will make sure it is up to code. If it does not work they will be eliminating the power. Mr. Lemellin shows the Board photos of the inside and outside of the house. The roof will be stripped and re-shingled. There will be a rubber roof on the back of the house. There is a bulkhead with a 2.5-foot crawlspace for a basement. The home was last inhabited around seven years ago. The house was held in probate for a while as the last owner passed without a will. There is a space-heater inside the entry and they will probably put a water baseboard system in for heat/natural gas.

Mr. Lemellin explains that the Building Inspector, Robert Piccirilli, wanted to look at the property before any work was done. He found that the electrical arm needed to be raised and pointed out the foundation damage. Post-inspection Mr. Piccirilli informed Mr. Lemellin and Mr. Sullivan that he would be issuing them a denial as the alteration would exceed 50% of the real market valuation of the structure. Mr. Lemellin and Mr. Sullivan both agreed that the alteration will be

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 7:38 p.m.

Documents:

1. Agenda – 11/12/2018
2. Public Hearing Notice – Petition #885
3. Application packet
4. Decision Form – Petition #885
5. Meeting Minutes – 11/12/2018
6. Memo dated 11/15/18 from Wage and Personnel Board regarding the Public Hearing on 1/9/2019
7. Letter from the Planning Board dated 11/20/2018 with attached certificate of approval to River Street Associates regarding the Solar Array Site Plan
8. Old Colony Planning Council Agenda for 11/28/2018
9. Letter from Planning Board to Halifax Solar, LLC with attached certificate of approval dated 11/27/2018
10. Planning Board Notice of Public Hearing on 12/20/2018
11. 2019 Board of Selectmen Meeting Schedule
12. Invoice - Plympton-Halifax Express advertisement for Petition #885
13. Signed Expense Bill Schedule – Petition #885
14. Inspection Report from Building Inspector – 395 Plymouth Street

Respectfully submitted,

Arlanna Snow
Zoning Board of Appeals Secretary

Date: Jan 14, 2019
Rubina Gayan
P. J. Lee
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Michael T. Jig