



Halifax Zoning Board of Appeals Meeting Minutes February 12th, 2024

The Halifax Zoning Board of Appeals held a public meeting/hearing on Monday, February 24th, 2024, in the Board of Selectmen's Meeting Room at Halifax Town Hall, 499 Plymouth Street, Halifax, MA with the following Board members in attendance: Chairman - Kozhaya Nessralla, Vice-Chair - Gerald Joy, Members – Robert Durgin, and Tina Kenyon

Members Absent: Clerk - Peter Parcellin, Associate Member – Marline Amedee

[Halifax Zoning Board of Appeals - February 12, 2024 \(youtube.com\)](#)

Vice-Chair Gerald Joy calls the meeting to order at 7 :15pm and informs the audience that the meeting is being recorded by Area 58. Joy states that the Board will start with some "housekeeping items" on the agenda as they wait for Chairman Nessralla to join them for the meeting.

Bills:

- Express Newspaper Advertisement- Petition #996- 77 Oak Street- \$90.00
- Express Newspaper Advertisement- Petition #997- 20 Madison Road- \$90.00

Kenyon makes a motion to approve the bills as presented.

Durgin seconds.

All in Favor (3-0-0)

Chairman Nessralla joins the meeting. The Board continues with the agenda items.

Meeting Minutes:

- November 13th, 2023

Durgin makes a motion to approve the meeting minutes for November 13th, 2023, as presented.

Nessralla seconds.

All in Favor (4-0-0)

Joy asks those present for the meeting regarding 77 Oak Street if they would like to present their application for a special permit to construct an in-law apartment.

Appointments

- 77 Oak Street- Owners: Amy & Ellen Doyle- Special Permit application to build an In-law with a breezeway connecting the addition to the existing home.

Contractor Scott Burgess is present at the meeting to discuss the plans with the Board. He states that he has already spoken to the Board of Health regarding the septic for the property, and they informed him that it was sufficient as is.

The Board reviews the plans they have in front of them and informs Mr. Burgess that there must be a shared living space of some kind, and that a mudroom will not suffice as such. There is some discussion of changing the mudroom into a living room and using that as shared space between the two dwellings. The Board informs the applicants that they must leave the space open and unencumbered, with no doors. The applicants understand the laws as the Board explains to them.

Nessralla asks the Board if they would like to do an on-site visit to the property; the response is no.

Durgin makes a motion to waive the on-site visit.

Nessralla seconds.

All in Favor (4-0-0)

Durgin explains to the applicants how voting will work as they only have four members in attendance this evening. All 4 members must vote in the affirmative on the Special Permit.

Kenyon makes a motion to approve the Special Permit application for 77 Oak Street- Petition #996.

Durgin seconds.

All in Favor (4-0-0)

Adjournment

- M/Kenyon, S/Durgin. Unanimously approved (4-0-0) to adjourn.

DOCUMENTS

1. File for 77 Oak Street- Petition #996
2. November 13th meeting minutes
3. Express Newspaper Invoice for 77 Oak Street- \$90
4. Express Newspaper Invoice for 20 Madison Road- \$90

Respectfully submitted,

Date: 03/14/2024



Chairman, Kozhaya Nessralla
Halifax Zoning Board of Appeals