

Minutes of the Meeting for the Halifax Conservation Commission January 24, 2023

Present at the Meeting: Kathy Evans, Edward Lane, Kimberley King-Cavicchi.

Absent: Colleen Fiumara, Steve Goodman and Jeremy Gillespie.

The Conservation Commission meeting was opened at 7:00 pm by Chair Evans.

7:00pm: 31 Ocean Ave. – Grady Consulting – NOI – Removal of existing asphalt driveway .

The hearing was opened at 7:00 pm by Chair Evans. Mr. Paul Bakis from Grady Engineering was present on behalf of Alan J. MacKinnon Company. The project is a result of an enforcement order and consists of replacing an existing asphalt driveway with loam and seed. South River Environmental completed the Wetland Delineation and a silt sock will be used for erosion control. Chair Evans asked if there is an intermittent stream on the other side of the road. Mr. Bakis said that there is some kind of culvert on either side of the road and is assuming that there is a connection of the two under the road. The Board decided to ask for the work to be completed by May 1, 2023, and the property owner needs to call ConCom for an inspection of control measures before starting any work.

Court case details will be talked about at the next meeting February 14, 2023.

Motion was made to approve the NOI with the conditions noted above.

Motion: Edward Lane

Second: Kimberley King-Cavicchi

ALL IN FAVOR

7:10pm: 30 Orchard Circle – Land Planning – NOI – construct an addition with an in-law apt. on the Northerly side of the existing single-family home.

- The hearing was opened at 7:10pm by Chair Evans. Mr. Steven Wry with Land Planning was present on behalf of the property owners Mr. and Mrs. Doleski. The property is about 5 acres. They are proposing a 25x36 addition with a farmer's porch on the Northerly side of the house for Mrs. Doleski's parents to reside in. The addition consists of 900sq ft on the first floor and 900 sq ft in the basement with a walkout basement and stone wall. There is a portion of the work that falls within the 50' buffer zone. They are asking for a waiver of 46' for the structure which Mr. Wry explained would only be approximately 6' of additional grass area than what is currently there. One trench would be required in the front of the house for an addition to the septic system. Mr. Wry has spoken with the Health Agent and they already have all of their testing in place. There are also a large number of pines in the area and the property owners would like to take some of those down as they are already too close to the structure. Mr. Jim Walters of 26 Orchard Circle asked where the rainwater runoff will go. Mr. Waters explained that he already has a swamp/bog type area at the rear of his property as a result of the other neighbor's elevated pool area and doesn't want the same to happen from the Doleski's side of his property. Mr. Wry stated that based on the grades, the runoff will go to the back left of the property into the wetland area, not over to Mr. Walter's property. Chair Evans and Secretary King-Cavicchi expressed that they are not comfortable allowing intrusion in the 50' buffer. Chair Evans would like to have a site visit conducted on Friday at 11:00 am by Secretary King-Cavicchi and Member Lane.

Motion was made to continue to the meeting on February 14, 2023 @ a time to be determined.

Motion: Edward Lane

Second: Kimberley King-Cavicchi

ALL IN FAVOR

7:20pm: 0 Highland Circle – Webby Engineering – Peer Review went to Ecosystems Solutions, Inc.

- The hearing was opened at 7:22pm by Chair Evans. No one was present from Webby Engineering, or on behalf of the property owners. Secretary King-Cavicchi stated that she spoke with both Mosquito Control and Mr. Nessralla. Mr. Nessralla is willing to meet with all agencies and abutters to hear their concerns and he would consider making changes if needed. Mr. Michael Thomas of 10 Harvest Lane expressed his concern regarding moving any wetlands and feels that part of the project should be looked at more closely. Mr. John Badot, owner of 165 Walnut St. and 0 Highland Woods also has a lot of concerns and is wondering how the project can even be considered as it isn't a complete application. There has been no background work done and there are missing documents. Chair Evans asked Mr. Badot to return at the continuation of the hearing so his questions can be properly addressed after seeing the Peer Review.

Motion was made to continue the hearing on February 14, 2023 @ a time to be determined in the Great Hall.

Motion: Kimberley King-Cavicchi

Second: Edward Lane

ALL IN FAVOR

7:30pm: 550-560 Monponsett St. – COC request

- The hearing was opened at 7:37pm by Chair Evans. Mr. George Latini, property owner was present. This COC was already approved however it needed to be voted again as the original signed copy did not have an appropriate box checked. Chair Evans asked Mr. Latini to return the original to the Conservation Office once it has been recorded.

Motion was made to continue to approve the Certificate of Compliance for 550-560 Monponsett St.

Motion: Edward Lane

Second: Kimberley King-Cavicchi

ALL IN FAVOR

For Discussion:

- Chair Evans stated that she hopes there will be a new Secretary hired for the position soon.
- Stormwater Discussion will be postponed until the next meeting on February 14, 2023.

Review Interoffice Mail: *(Looking for any comments, questions, or concerns the Conservation Commissions might have on this property/project)*

- None to discuss.

Approval of Meeting Minutes:

- Secretary King-Cavicchi asked if meeting minutes approval could be added to the next meeting agenda. She has been completing draft minutes since Debbie left and was told that it was her responsibility as Secretary. Chair Evans does not agree and the recordings can be found online at Area 58.

Bills: Express Newspapers \$90.00

Motion: Edward Lane

Second: Kimberley King-Cavicchi
ALL IN FAVOR

Permits:

- N/A

Mail received:

- None received.

Open Comments:

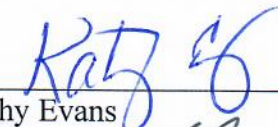
7:41 p.m. – Motion to Adjourn:

Motion: Edward Lane

Second: Kimberley King-Cavicchi
ALL IN FAVOR

Respectfully typed and submitted by:
Kendra Kelly for the
Conservation Commission

Approved Date: 6-20-23



Kathy Evans



Edward Lane



Kimberley King-Cavicchi

Next Meeting: February 14, 2023