

# Minutes of the Meeting for the Halifax Conservation Commission April 26, 2022

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**Present at the Meeting:** Edward Lane, Chris Hadorn & Colleen Fiumara.  
**Absent:** Kathy Evans and Kimberley King-Cavicchi.

**The Conservation Commission meeting was opened at 7:07 pm by Member Chris Hadorn.**

**7:00pm: RDA: 516 Plymouth St. – RipRap Retaining Wall**

- RDA was submitted by Jason Viveiros, Halifax Fire Chief for a RipRap wall for the proposed renovation at the Halifax Museum. The wall is not in the wetlands but is within the buffer zone.

Motion was made to approve the RDA as submitted.

**Motion: Edward Lane**

**Second: Colleen Fiumara**

ALL IN FAVOR

**7:05pm: NOI: 20 Holmes St.: Demolition and Reconstruction of existing dwelling**

- Member Chris Hadorn opened the hearing at 7:08pm. Joe Webby from Webby Engineering was present along with the owners of the property. Mr. Webby explained that the owners would like to demolish the current cottage and reconstruct a single-family dwelling. All work will be within the 50' buffer zone. Co-Chair Lane asked if the house was staying the same distance from the pond. Mr. Webby explained that the State has asked them to move the structure back from the water's edge, as delineated by Brad Holmes, by 8' so they are working on that; the home will be about 8' from the top of the bank. The septic system is already located up at Plymouth St. so they would replace the tanks on either side of the house and pump them up to the existing system. The property is already on town water and has an existing infrastructure so nothing would change. An abutter from 151 Plymouth St. asked how many stories the new home would be and how tall that would make the structure. Mr. Webby explained that they are planning a two-story home and in the town of Halifax, a two-story home cannot exceed 35' in height.

Motion was made to approve the NOI as submitted for 20 Holmes St.

**Motion: Edward Lane**

**Second: Colleen Fiumara**

ALL IN FAVOR

**7:10pm: Discussion – Lake St. neighborhood seawall erosion**

- Member Hadorn opened the discussion at 7:11pm. Kelly and Raymond McAndrews, residents at 67 Lake St. were present to discuss the seawall erosion in the Lake St. neighborhood. Mrs. McAndrews presented Member Hadorn with photos showing the level of the lake and their concerns. Mr. McAndrews stated that they used to have about 8' of beach area and now it is about 6". The water and ice are hitting the wall, saturating the ground and thus jacking up the wall. Mr. McAndrews would like to possibly put in steel pilings but would like to know what would be recommended for building materials. Co-Chair Lane asked if they were going to hire an engineer



and Mrs. McAndrews stated that they were unsure at this time but were looking for a temporary repair suggestion. Member Hadorn suggested that they have someone come out and give them suggestions for both temporary and permanent repairs. Mr. McAndrews is going to approach the Highway Department regarding the catch basins that flood in front of the house contributing to the saturation of the land. Member Hadorn suggested filing an RDA so that they have an approved plan with erosion controls.

**7:15pm: Discussion: Concerns regarding yard waste disposal in pond in Halifax Estates neighborhood.**

- Member Hadorn opened the discussion at 7:22pm. Jeffrey O'Connell, a resident of Halifax Estates along with some other residents were present for the discussion. Mr. O'Connell explained that there is a new area that has been put in for disposal of yard waste. This area is located behind the business office at 50 Sycamore Dr. Mr. O'Connell is concerned about wetland buffer zones that may be affected by waste, grass clippings, leaves, fertilizers etc. and also presented photos showing the landscaping and the pond area of concern. Member Hadorn asked if there was composting, and Mr. O'Connell was unsure. Member Hadorn asked how far the "dumping area" was from the pond. Mr. O'Connell was not sure of the measurement, but another resident in attendance indicated that it was more than 100' away. The same resident stated that both the Board of Health and an Environmental Engineer were consulted with before implementation of the project. The resident also stated that the Environmental Engineer said there was no concern as they were not within the 100' buffer zone, there were no concerns of drainage and there was a berm built as well. Mr. O'Connell also expressed concern with a pile of woodchips that are located behind Henrich Hall as there are wetlands located in that area as well. Member Hadorn suggested that the wood chip pile may be more of a Fire Department issue depending on how dry it is, but suggested a site visit would be the best course of action. Member Hadorn will call Mr. O'Connell to schedule a visit.

**7:20pm: NOI: 416 – 434 Plymouth St. Installation of Monitoring Wells within Buffer Zone/BVW**

- Member Hadorn opened the hearing at 7:33pm. Mecos has filed the NOI but is not present this evening. Secretary indicated that the representative was present at the last ConCom meeting but didn't have a complete application or DEP File number so the board was not able to make a motion or close the hearing. The representative is still having problems with the online submission process and there can't be a vote if the application is not complete. Member Hadorn suggested putting the file aside until the issues are resolved.

**Discussions/Actions to be taken:**

- Sign RDA for 29 Ocean Ave – Septic repair – RDA approved by ConCom and approved by BOH. Needed signatures. Member Hadorn, Co-Chair Lane and Member Fiumara signed the approval.
- Sign Amended Order of Conditions for 115 River Street Solar Project. The OOC was amended to install a tilt rack system. Member Hadorn and Co-Chair Lane were not at that hearing so Member Fiumara is the only one that needs to sign the amended order. Member Fiumara signed the order, and the Secretary will have Chair Evans and Member King-Cavicchi stop in and sign as well.
- Discuss response to email inquiry from Chris Peterson regarding 314 Plymouth Ave clarification about conservation delineation line and governor's moratorium on expirations. They had an approved ORAD in 2019. The Governor has put a moratorium on all permit expirations, so it looks like they have until February 2023 (611 days) before expiration.
- A template was needed so that the Commission would have something to sign when a Stormwater Application was submitted. The Secretary was able to use one from the Town of Canton and edit it to work for the Town of Halifax. This form will be used until the specific Town of Halifax form is created. Member Hadorn asked if this was something that they needed to approve and the Secretary indicated that the Consulting Company that would be creating Halifax's form said that it was fine to be used temporarily, no approval needed.



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

- Mail was read by Co-Chair Lane but not discussed.

**Approval of Meeting Minutes:**

- None to approve.

**Bills:**

- Halifax Express \$90

A motion was made to approve the bills as read.

**Motion: Colleen Fiumara**

**Second: Edward Lane**

ALL IN FAVOR

**Permits:**

- N/A

**Mail received:**

- None received.

**Open Comments:**

- None

**7:51 p.m. – Motion to Adjourn:**

**Motion: Edward Lane**

**Second: Colleen Fiumara**

ALL IN FAVOR

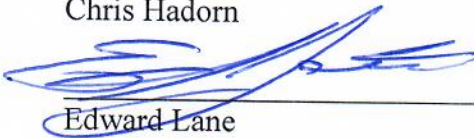
**Respectfully typed and submitted by:**

Kendra Kelly for the  
Conservation Commission

**Approved Date:** 6-20-23

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Kathy Evans

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Chris Hadorn

  
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Edward Lane

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Colleen Fiumara

  
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Kimberley King-Cavicchi

**Next Meeting:** May 10, 2022.