



**Halifax Conservation Commission  
Meeting Minutes  
September 19, 2023**

A meeting of the Halifax Conservation Commission was held on Tuesday, September 19, 2023, at 7:00pm in the Great Hall at the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Conservation Commission meeting held Thursday, September 19, 2023, which are on file with the Conservation Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page. <https://www.youtube.com/watch?v=bn2o97rcMII>

Chair Evans calls the Halifax Conservation Commission meeting into session at 7:00pm, states members present.

**Members Present:** Kathy Evans, Chair, Ed Lane, Co-Chair, Steve Goodman, Member and Melanie Martin-Plant, Member.

**Members absent:** Secretary Kimberley King.

**Hearings:**

- **7:00pm: 314 Plymouth Street: NOI – Hearing Continued** – DEP# 171-0563: Mixed Use Development. Proposal to construct a Starbucks and Auto Zone.
  - Request from CASCO Engineering to continue to Conservations 10/17/23 meeting at 7:10pm.

A motion was made to continue 314 Plymouth Street to Conservations 10/17/23 meeting at 7:10pm.

**Motion:** Edward Lane

**Second:** Steve Goodman

**All in Favor:** (4-0)

- **7:05pm: 0 Highland Circle & 69 Summit Street: NOI – Hearing Continued** – DEP# 171-0560:
  - To construct a wetland crossing to allow access to existing uplands.
  - Peer Review went to Eco Systems-Solutions on 01/03/23.
    - Request from Webby Engineering to continue to Conservations 10/17/23 meeting at 7:00pm.

A motion was made to continue 0 Highland Circle & 69 Summit Street to Conservations 10/17/23 meeting at 7:00pm.

**Motion:** Edward Lane

**Second:** Steve Goodman

**All in Favor:** (4-0)

- **7:10pm: 22 Holmes Street: NOI – Hearing** - DEP# 171-0569: Owner John Burris & Representative Joe Webby, Webby Engineering present.
  - To demolish the existing dwelling and construct a new single-family dwelling with associated site grading, within 100 feet of Monponsett Pond.



- Chair Evans questioned the size of the proposed dwelling to the footprint of the existing dwelling.
- The Board, Webby Engineering, the owner, abutters and residents discussed the size of the dwelling, the footprint, the width, the 50' buffer zone, trees, the retaining wall and shoreline, water level of the pond, Brockton controlling the pond levels, mismanagement of the pond, erosion control measures, types of vegetation to be replaced, submitting the plan to the Zoning Board of Appeals, square footage of the dwelling, soils/sediment, stackable block walls, vegetation plan, structure of the retention wall.

A motion was made to approve the Notice of Intent (NOI) on 22 Holmes Street with the condition that an approved list of the vegetation that will be placed after the project is complete, before and behind the retaining wall and come back before the Board with that plan.

**Motion:** Steve Goodman

**Second:** Edward Lane

**All in Favor:** (3-1)

- **7:15pm: 111 River Street – ANRAD – Continued Hearing:** Approval of Bordering Vegetated Wetlands (BVM).
  - Ecosystems Solutions Peer Review.
    - Review engineer will not be ready for 09/19 meeting. Requesting a continuance to a Conservations 10/17/23 meeting at 7:05pm.

A motion was made to continue 111 River Street to Conservations 10/17/23 meeting at 7:05pm.

**Motion:** Edward Lane

**Second:** Steve Goodman

**All in Favor:** (4-0)

- **7:20pm: 20 Holmes Street: NOI – Continued Hearing – DEP# 171-0549:** Minor Modifications to construct a retaining wall. Owner GT & Carol Dowd & Representative Joe Webby, Webby Engineering present.
  - At the 09/05/23 meeting the Board requested a continuance to the 09/19/23 meeting. The Board is looking for more details and information from Webby Engineering on the materials being used on the retaining wall.
    - The Board, Webby Engineering, owners, abutters, and residents discussed the modification of the original Notice of Intent of adding a retaining wall, proposal to make dwelling smaller per Zoning Board, seasonal dock, vegetation replacement from where the vegetation is being removed for driveway expansion and before and behind the retaining wall, replication of plants, hard pack driveway, water control & runoff, grass, watering hole/kettle hole.

A motion was made to approve the minor modifications of the Notice of Intent (NOI) on 20 Holmes Street with the condition that an approved list of the vegetation that will be placed after the project is complete, before and behind the retaining wall and any place the vegetation is being removed and come back before the Board with that plan.

**Motion:** Steve Goodman

**Second:** Edward Lane

**All in Favor:** (3-1)



### Discussions and Actions to be Taken:

- 20 Holmes Street: Complaint by Jeremy Gillespie continued. o Shoreline erosion. See email and pictures.
  - Complainant Jeremy Gillespie recommends that the for the Board put in the existing Order of Conditions that there be a no touch zone to allow the vegetation to grow.
    - The Board reiterated that this is the reason why they're requesting applicant come back with their vegetation plan after the project.
  - A member of the public asked about houses/property that appear to be doing something useful and productive preventing erosion.
- Hilda Lane: Submitted to Planning Board Application for Approval of Definitive Plan/Subdivision Modification Amendment to Amendment. The owner, Scott Burgess, Representative Joe Webby, Webby Engineering present in attendance.
  - At the Planning Board's 08/03 meeting the Board agreed unanimously that they would like Conservations Commentary prior to their approval to move forward with the Hilda Lane project.
    - The Board, owner Mr. Burgess, and abutter reviewed and discussed the plan being presented, the retaliation of the wetlands, Planning Board requesting Conservations commentary, peer review once submitted to Conservation, position of dwellings & driveways, turtle area, National Heritage, flooding/water, groundwater, drainage, number of houses, stormwater management, catch basins, pavement, standing water, road elevations and grading.

### Conservation Facebook Page:

- IT Department is looking to create a Facebook Page for the Conservation Commission. Requesting Board approval to move forward.
  - Cesar Calouro, Information Technology & Communications informed the Board on creating a Conservation Facebook page to inform/update and educate the public on Conservation matters.

A motion was made to approve the construction of a Facebook Page strictly for Conservation.

**Motion:** Steve Goodman

**Second:** Melanie Martin-Plant

**All in Favor:** (4-0)

### Impacts of Wake Enhanced Boats on Inland Lake Ecosystems:

- Information (Power Point 67 pgs.) sent on 09/12/23 by Jeremy Gillespie to Conservation and the Select Board.
  - The Board discussed wake boats. Member Goodman informed the Board of wake boarding and the large waves that it creates, kicking up silt, which doesn't settle as deep or as hardpacked as it was, and this is also contributing to the water level in the lake going up. Member Goodman stated he reached out to Fish & Wildlife and was told it falls to the local town Conservation Commission, they can regulate what boats are and are not allowed on the pond. This does have to go through town meeting. The manufacturer states that the boats don't run in water less than 20' deep.



**Bills to be Approved and Signed:**

- Express Newspaper:
  - Invoice# ACL for 22 Holmes Street Legal Ad# 147152 - \$45.00.A motion was made to pay Invoice# ACL for 22 Holmes Street Legal Ad# 147152 - \$45.00.  
**Motion:** Edward Lane  
**Second:** Steve Goodman  
**All in Favor:** (4-0)

**Signatures:**

- Hemlock Lane Landfill:
  - Erosion Repairs needed. RDA.
    - Signatures required. **Board signed.**

**Other Business:** \*\*Any other unscheduled business following posting of this Agenda.

- 163 Plymouth Street: Signing of DOA from the 09/15/23 zoom/virtual meeting after their 09/05/23 meeting. **Board signed.**

**Meeting Minutes to be Approved and Signed:**

- July 12, 2022, Meeting Minutes: **Board signed.**  
A motion was made to approve the July 12, 2022, Meeting Minutes  
**Motion:** Edward Lane  
**Second:** Kathy Evans  
**All in Favor:** (4-0)
- August 23, 2022, Meeting Minutes: **Board signed.**  
A motion was made to approve the August 23, 2022, Meeting Minutes  
**Motion:** Steve Goodman  
**Second:** Edward Lane  
**All in Favor:** (4-0)
- September 27, 2022, Meeting Minutes (**Not finished**)
  - **Not voted on**
- August 01, 2023, Meeting Minutes: **Board signed.**  
A motion was made to approve the August 01, 2023, Meeting Minutes  
**Motion:** Steve Goodman  
**Second:** Edward Lane  
**All in Favor:** (4-0)

**Adjournment:** A motion was made to adjourn at 8:40pm.

**Motion:** Steve Goodman  
**Second:** Edward Lane  
**All in Favor:** (4-0)

**Next Meeting:** October 03, 2023

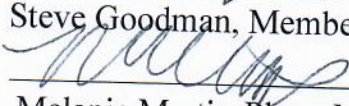
Respectfully typed & submitted by Peggy Selter,

Date Submitted: 10/17/2023.

\_\_\_\_\_  
Kathy Evans, Chair

  
\_\_\_\_\_  
Edward Lane, Co-Chair

\_\_\_\_\_  
Steve Goodman, Member

  
\_\_\_\_\_  
Melanie Martin-Plant, Member