



**Halifax Conservation Commission  
Meeting Minutes  
November 07, 2023**

These minutes are an abstract of the Conservation Commission meeting held Tuesday, November 07, 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=2UvRUzZ7xXo>

**Present at the Meeting:** Edward Lane, Co-Chair, Steve Goodman, Member, Melanie Martin-Plant, Member

**Absent:** Kathy Evans, Chair and Kimberley King, Secretary.

Vice Chair Lane calls the Halifax Conservation Commission meeting into session, states members present and announces that the meeting is being recorded by Area 58 and can be viewed on YouTube.

**The Conservation Commission meeting opened at 7:00pm**

**Hearings:**

- **7:00pm – 48 Elm Street: RDA – Hearing -** Tree Removal – Thomas Sedell will be present.
  - Tree is leaning over the pond; owner is worried that this could potentially fall on someone going by on the pond.
    - No one in attendance for 48 Elm Street RDA Hearing for tree removal. The Board determined that because it was determined to not an emergency tree removal, the Board will wait for the applicant to reach-out to Conservation and continue to a future meeting at that time.
- **7:05pm: 111 River Street – ANRAD – Continued Hearing:** Silva Engineering is requesting a continuation for 111 River Street to Conservation 11/21/23 meeting at 7:05pm.
  - Approval of Bordering Vegetated Wetlands (BVM).
    - Ecosystems Solutions Review Revisions.

A motion was made to continue 111 River Street to Conservation's 11/21/23 meeting at 7:05pm.

**Motion:** Steve Goodman

**Second:** Melanie Martin-Plant

**ALL in Favor:** (3-0)

- **7:10pm: 550 Monponsett Street – RDA – Hearing:** Joe Webby, Webby Engineering in attendance.
  - To level and regrade an area behind the building, install a ceremony deck, and three (3) walkways within 100' of Monponsett Pond.
    - The Board, Mr. Webby and owner discussed the plans/application ponds edge repairs they are looking to complete. They discussed the hall entrance, ramp & walkway, decking, ceremonial deck, existing dock, regrading on



pond side area, grade of walkways, depth of columns for deck, flooding, list of materials being used, using pervious materials closed to the water for run-off to avoid erosion, ADA compliance, non-invasive plants for landscaping and silt-sock.

A motion was made to accept the Request for 550 Monponsett Street.

**Motion:** Melanie Martin-Plant

**Second:** Steve Goodman

**ALL in Favor:** (3-0)

### **Discussions and Actions to be Taken:**

- 383 Monponsett Street: Driveway Installation Complaint.
  - After-the-Fact RDA and fee received.
  - Board vote for Determination of Applicability.
    - Board discussed briefly, need to check with Administrative Assistant.
- 129 Oak Street: Complaint by Mr. Rich Crespi: Water run-off.
  - Administrative Assistant spoke with Highway Surveyor Steve Hayward regarding the water run-off issue and updated him on the Boards request to start with possibly cleaning the tanks/drainage system for a solution to the flooding/water run-off. Surveyor Hayward stated he will reach-out to homeowner for permission to work on his property.
    - Board discussed briefly. Coordinate with Administrative Assistant for site-visit time and day.
- 111 Lake Street: Complaint Update: Homeowners within 50' of buffer zone, pushing piles and clearing into the stream.
  - First Letter sent 06/14/23. No response.
  - Second letter signed by Chair sent 07/25/23. No Response.
  - Administrative Assistant sent certified mail on 10/10/23.
    - Board discussed briefly; no further action given.
- 250 Lingan Street: Morse Brothers Bog
  - 10/04/2023 Site-Visit: DEP received a complaint from an abutter of 250 Lingan Street/Morse Brothers Bog alleging that dirt/manure is being dumped/stored on the drinking water wells at the property and alleges that it is affecting their water.
    - Branden Costa, DEP, Conservation Chair Evans, Health Agent Valery and Brendan Moquin, Controller for Morse Brothers conducted a site visit on 10/04/2023.
      - On 10/30/2023 Gerard Martin, Deputy Regional Director, Bureau of Water Resources emailed DEP's findings of the 10/04/2023 Site-Visit, stating, based on the inspections conducted by MassDEP, no violations of the Drinking Water, Solid Waste or Wetlands Protection regulations were observed.
        - Board discussed 250 Lingan Street discussion at the Board of Selectman meeting the night before with resident. Board's concern is culvert at Lingan Street and the trucks that travel that road.



- Elm Street: Runoff/Drainage Issue Complaint:
  - A complaint was made by Mr. Alan Lucas regarding street rainwater runoff. He stated lives at the bottom of the hill and the entire area drains off the street and into his yard carrying with it a large amount of water, sand, and debris towards Robbins Pond. He stated he reached out to the highway dept.
    - Board discussed briefly; Board acknowledge that the Highway Department is working on this issue.
- 340 Plymouth Street and 314 Plymouth Street: Drainage at Mr./Mrs. Alger's property.
  - Letter from Patrick Brennan, PGB Engineering stating the approved site-plan for Halifax Self Storage has a proposed swale that will capture water from the outfall and divert it to the existing drainage ditch that crosses through that property. This swale should alleviate some of the flooding problems that the Alger's experience.
    - Board discussed the requested letter from PGB Engineering regarding flooding concerns from 314 Plymouth Street to 340 Plymouth Street.
    - During Conservation's 10/17/23 meeting the Board and Mr. Alger discussed the pipes, abandoned ditches, flooding, any wetlands, flow of water and the engineer's report that water will not collect there any longer. The Board requested a letter from the engineer stating that any drainage issues will be alleviated.
    - The Board reviewed the letter sent to the Planning Board dated 10/27/2023 regarding this matter and are concerned about the wording "This swale "should" alleviate some on the flooding problems that the Alger's experience. The Board would prefer to see the word of "shall or will" alleviate flooding or who will be responsible "should" flooding occur.
- Conservation Commission Goals:
  - Educating the Public and explain to the community that the job of the Conservation Commission is to ensure that any potential development is as much in harmony with the natural environment as possible; and that our purpose is to protect the land, air, water, and biodiversity of the ecosystem.
    - Carry-over to a future meeting when Chair is available.
- Conservation Commission Policies: Discussion to consider policies for the following: Chair Evans & Member Martin-Plant requested a discussion on the following:
  - Whenever wetlands are disturbed, it is required to be replaced by a 2-1 replication.
  - Whenever new construction is within the 100' buffer zone, a post and rail fence is required to be placed at the 50' "no touch" buffer zone.
  - Require an NOI for any projects outside of routine maintenance within 50 feet of wetlands.
  - That new developments limit impermeable parking lots and driveways, and instead lean towards pervious surfaces, such as gravel, as much as reasonably possible.
    - To absorb water on-site rather than increase storm water runoff. Even when catch basins are installed the rainwater that washes over impervious surfaces collects pollutants which are then transported off-site. I'd like to see more



water absorbed and filtered by the natural process of soil and sand on-site through pervious surfaces, vegetated buffers, and rain gardens.

- To reduce thermal radiation of pavement. Too much pavement can lead to urban heat island effect and contribute to climate change, as well as environmental and health risks.
  - The 2:1 planting ratio that Chair Evans suggested will certainly help in these areas as well.
    - Carry-over to a future meeting when Chair is available.

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

- 8 Hilda Lane (Development): Joe Webby, Webby Engineering and Scott Burgess, owner present.
  - The Board discussed quickly with Joe Webby, Webby Engineering and Scott Burgess, owner the re-delineation of the original plan which was over 3-years old. The Board scheduled an appointment to discuss this matter at their 11/21/23 meeting at 7:10pm.

**Admin. Report:**

- Reconstruction of the Conservation Commissions webpage.

**Bills to be Approved and Signed:**

- Expense Account (#01-172):
  - Pitney Bowes - Postage Machine - \$100.00
  - WB Mason:
    - Invoice# 241954041 – 12 Component File Roll Holder - \$188.80
    - Invoice# 241933927 – 1/3 Cut Blue Folders - \$38.99.
- Revolving Account: (#25-173-5380):
  - Express Newspaper: Invoice# A 12835CL
    - 48 Elm Street – Legal Ad Notice# 1457 - \$45.00.
    - 550 Monponsett Street – Legal Ad Notice# 14883 - \$45.00.

A motion was made to approve the bills as listed.

**Motion:** Melanie Martin-Plant

**Second:** Steve Goodman

**ALL in Favor:** (3-0)

**Signatures:**

- 163 Plymouth Street: 4x6 road cut to do gas maintenance. Requires Signature.
  - Board referred to Chair Evans signature.

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

- Approve & Sign:
  - October 17, 2023, Meeting Minutes. (*Approve & Sign*)

A motion was made to approve the October 17, 2023, Meeting Minutes.

**Motion:** Steve Goodman

**Second:** Melanie Martin-Plant

**ALL in Favor:** (3-0)



- Already Approved on 10/04/23. Require Signatures:
  - October 03, 2023, Meeting Minutes. (*Kathy & Kim Sign*)
  - September 27, 2023, Meeting Minutes. (*Kim Sign*)
  - September 19, 2023, Meeting Minutes. (*Kathy Sign*)
  - September 15, 2023, Meeting Minutes. (*Kathy Sign*)

### **Mail & Other Correspondence:**

- **Planning Board:**
  - Notice of Public Hearing.
    - Zoning By-law and Zoning Map Amendments: To create a new Senior Housing Overlay District and apply it to the Monponsett Street properties, Halifax, MA, identified as 265 Monponsett Street and 266 Monponsett Street.
  - 550 Monponsett Street: Proposal to reconfiguration of the entrance, landscaping, regarding the lawn area, and additional parking to compensate for lost parking at the entrance.
- **Board of Selectmen:**
  - 0 Plymouth Street & 250 Monponsett Street: Earth Removal Permit application Request.
    - Board of Selectmen are requesting any comments, questions, or concerns on the Earth Removal Permit application request.
      - The Board questioned why earth removal permits are not required to come before the Conservation Commission to remove earth? The discussed permits, such as bog renovation projects, earth removal projects, farming operations, town by-laws on earth removal, Boar letters to the Board of Selectmen regarding the earth removal permit, vague by-laws regarding on-farm operations and interpretation on the laws and defining the vague by-laws for the future.
      - Chris Winiewicz asked about the well raise and what department it fell under. The Board discussed the town by-laws and DEP's regulations/laws and a possible vote by the Board of Selectmen at their next meeting.
  - Michael Mercier: A thank you letter for the interview for the Conservation Agent position.

### **Motion was made to Adjourn at 8:41pm:**

**Motion:** Steve Goodman


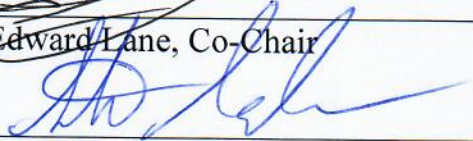
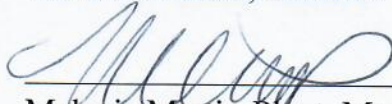
**Second:** Melanie Martin-Plant

**ALL in Favor:** (3-0)

**Next Meeting:** November 21, 2023.

Respectfully typed and submitted by:  
Peggy Selter, Administrative Assistant  
Conservation Commission

Approved Date: November 21, 2023

  
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Edward Lane, Co-Chair  
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Steve Goodman, Member  
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Melanie Martin-Plant, Member