



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

These minutes are an abstract of the Conservation Commission meeting held Tuesday, December 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=X3NzhRygERw>

Present at the Meeting: Kathy Evans, Chair, Kimberley King, Secretary, Steve Goodman, Member, Melanie Martin-Plant, Member, Ford Wykoff, Conservation Agent.

Absent: Edward Lane, Co-Chair,

Chair Evans 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:** 265 Monponsett Street (M64, L10): ANRAD – *Hearing:* Approval of Bordering Vegetated Wetlands (BVM). Wetland Delineation. David Eldridge, Thorndike Development Present.
 - Mr. Eldridge introduced himself, Greg Driscoll, design engineer & Scott Morrison from Eco as their wetland's scientist to the Board.
 - Mr. Eldridge gave a short overview of the project. He stated that they are proposing 102 units of residential development restricted to seniors over 55, it's all forest now. It's three (3) separate buildings, two (2) buildings are on 265 Monponsett, 266 Monponsett (old peach orchard). They are all three-story buildings, elevated, and they are going to be giving 2 parcels to the Town of Halifax to be the home of a new senior center and pickleball courts. There was a successful vote and have establish a new section of the Zoning by-law to allow for senior housing within Halifax and also, they voted to approve the master development agreement which lays out the arrangement of Town Hall allocations and developer allocations. The site has a history of previous permitting. In 2015 it was permitted for a townhouse development. With the previous permits as access road and associated utilities were already installed. There has been a lot of mass earth work with a stockpile of loam, an area prepped with sand for a leaching field, and detention basins. The previous project was abandoned for a number of reasons. Mr. Eldridge presented the board with pictures of what the buildings, senior center, and pickle ball courts will look like.
 - Mr. Morrison presented the delineated wetland resource areas for the site. The applicant filed an ANRAD and is seeking a review and concurrence with the wetland allegation to allow to proceed with the project plan. Mr. Morris is happy to answer any questions that the commission has.
 - Chair Evans would consider doing a peer review because of the size of the project. The Board would also like to make a site visit since there has been a lot of growth

and change since the last time the Board was there. Chair Evans asks when the last time a delineation was done on the site. The applicants stated that it was done in 2014. Mr. Eldridge asked what the process the Board takes when constructing a peer review. Chair Evans states they have been using Ecosystems Solutions as the peer review. Secretary King states that the Board could vote to make the peer review administratively to keep the process moving.

- Member Goodman makes a motion to handle the peer review of the project administratively, so the applicants do not have to come to further meeting prior to needing to come back. The Board continued the petition to January 9, 2024, at 7:10pm. Secretary King seconds the motion. All in favor (4-0)

Discussions and Actions to be Taken:

- 314 Plymouth Street and 340 Plymouth Street:
 - Drainage Pipe & Abandoned Ditches issue, Alger property (*340 Plymouth Street*).
 - Continued to January 9th meeting.
- Sand and Gravel Mining in Southeastern Mass:
 - Item/topic requested by Member Martin-Plant.
 - Member Martin-Plant requested this topic since the Board received an email from the Community land and Water Coalition. The was information about sand mining being done in Southeastern Massachusetts. According to the investigation companies are applying for permits and claiming they are using the sand for agricultural purposes and then they are selling it. Secretary King asks who did the investigation. Member Goodman states that most of the investigation has come from the office of the Inspector General and the office of the Attorney General. Member Martin-Plant asks who is overseeing that once a permit is applied for that the used of the earth removal is being used for on the permit and what are the repercussions if it's not. Secretary King assumes that is a MDAR and a Board of Selectman question since Conservation doesn't have authority over it. Member Goodman states that he asked the DEP who has the authority and DEP stated the local Conservation Board. DEP stated if you are not getting information from the local Conservation Board then you should contact the Board of Selectman. Member Martin-Plant states that that is something the Board should look into to see who is supposed to be overseeing it. Secretary King requests they have a joint meeting with the Board of Selectman to discuss this. Chair Evans States that it is difficult to get joint meetings and the best way to go about this is to ask to be put on the agenda and go to the meeting as a Board to discuss the situation. Member Goodman states Carver has their own Earth Removal Committee, but they are larger than Halifax. Administrative Assistant Selter and Agent Wykoff will look into it.
- "A" Street:
 - Muriatic Acid use and its effect on the Wetlands.
 - Still waiting to hear back from DEP. Secretary King would like Administrative Assistant Selter to reach out to the homeowner to see what product is going to be asked for so they can look up the EPA registration number. The Board discusses concerns about using the harsh chemicals to clean out the pipes and whether or not the pipes are damaged. Member Martin-Plant asked about the City of Brockton

having control over the water in the lake and if that is a concern of what is happening to the resident at A Street. Secretary King states that would be something the Board of Health operates.

- Fee Schedule Revision/Update.
 - Include certified mail fees in the fee schedule.
 - Chair Evans states that certified mail fees should be coming from the applicants.
 - Member Goodman makes a motion to adopt the new fee schedule with the certified mail fee. Secretary King seconds. All in Favor (4-0)
- 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.
 - Chair Evans reads the commission goals to the Board.
- 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.
 - 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.
 - Chair Evans continued to the January 9th Meeting. Secretary King requests to talk about what the Administrative assistant can do administratively at the next meeting.

Meeting Minutes to be Approved and Signed:

- November 21, 2023, Meeting Minutes
 - Member Goodman Makes a motion to approve. Member Martin-Plant second's motion. All in Favor (3-0)
- December 05, 2023, Meeting Minutes

- Member Goodman Makes a motion to approve. Member Martin-Plant second's motion. All in Favor (3-0)
- December 05, 2023, Executive Meeting Minutes - **Not Complete, carried-over.**

Next Meeting: January 09, 2024

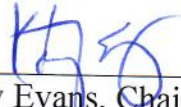
Motion was made to Adjourn at : 7:35pm

Motion: Member Goodman

Second: Member Plant- Martin

ALL in Favor: (4-0)

Approved Date: April 09, 2024



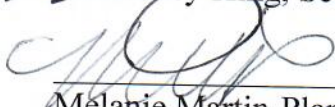
Kathy Evans, Chair



Edward Lane, Co-Chair



Kimberley King, Secretary



Melanie Martin-Plant, Member