

**MINUTES OF THE
HALIFAX CONSERVATION COMMISSION
May 16, 2017**

A meeting of the Halifax Conservation Commission was held on Tuesday, May 16, 2017, in the Conservation Commission office. Chairperson Gerry Fitzgerald opened the meeting at 7:00pm.

In Attendance: Gerry Fitzgerald, Chairperson; Chris Hadorn, Clerk; Kathy Evans, Vice Chairperson.

Hearings and Discussions:

Open 7:00 – NOI – South St.

Steven Wry from Land Planning was present to explain the project, along with Mr. Brown, contractor for the project and Mr. Murley, owner of the property of Silver Leaf Farm. The property in full is over 50 acres. They are looking to carve out one lot, which is adjacent to #328 South St. which has a gravel driveway and a house out in the back. The wetlands have been flagged and they show the 50 and 100' buffer zones. They are proposing one single home. With a long driveway hugging the property line. An attached garage. They will be doing a little bit of work within the 50' buffer for the grading of the septic system and also within the 50' buffer for the driveway itself. The Board of Health has already approved the septic plan. There is already a buyer for the property and he would like to relocate the way the house faces. There will be a basement for the house, the garage will be on a slab. An abutter asked for explanation of the 50' No Disturb Zone. He is also concerned about the amount of water that is currently on the property, never mind what will change as the land is disturbed. Chairman Fitzgerald explained that variances are given to the 50' buffer for certain reasons. Chris Hadorn asked which way the culvert would direct the water. It was explained that it would be directing it away from the concerned residents property and further down South St. (heading down South St.) The homeowner would be responsible for maintaining the culvert as it is on his property. Another resident that is South of the property, currently having water problems (302 South St.) also expressed her concerns with the amount of water that will come toward her property. The neighbor at 338 is concerned that when Mr. Nessleralla purchased the property, he said that nothing would be done besides growing corn. That has not happened. The neighbors are concerned that more is going to happen on this land besides what they are asking for now. As they have never done what they were supposed to do to begin with. There was one perc spot out of 27. It is bad soil. They had originally hoped to get two or three lots out of it, but it wouldn't perc. The driveway should be 15' apron and access with a lip so the water doesn't run on, with a berm, and gravel until the house at 50' away, then 600' of blacktop amounting to \$20,000.00. There will be no replication as there is no Wetland disturbance. They are only just touching the 50', not going into the Wetlands. There will be signs every 16' indicating that they are in the 50' wetlands and no activity is allowed beyond that point.

Motion for a Standard Order of Conditions along with the posts and signs every 16' along the 50' BVW.

Motion: Chris Hadorn
Second: Kathy Evans
AIF

Open 7:10 – COC 177 Franklin St.

Chairman Fitzgerald viewed the property and felt it was ready for a Certificate of Compliance.

Motion for a Complete Certificate of Compliance.

Motion: Chris Hadorn
Second: Kathy Evans
AIF

Minutes

Including 5/2/17, 4/18/17, 3/21/17, 2/7/17, 11/15/16, 11/1/16

Motion: Kathy Evans
Second: Chris Hadorn
AIF

Secretarial:

Chairman Fitzgerald signed the Road Cut Opening for 14 Lake St.

The Dam Safety Order is the responsibility of the State as they are the party that owns the land that the Dam is on.

Mail:

The mail folder was reviewed by the Commission.

Motion to adjourn the meeting at

Motion: Chris Hadorn
Second: John Peck
AIF

Respectfully submitted,

Kendra Kelly
Secretary