



Halifax Conservation Commission
Meeting Minutes
January 09, 2024

These minutes are an abstract of the Conservation Commission meeting held Tuesday, January 09, 2024, which are on file with the Conservation Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page.

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

Absent:

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: 111 River Street – ANRAD – Continued Hearing:** Rebecca Baptista, Silva Engineering.
 - Approval of Bordering Vegetated Wetlands (BVM).
 - Ecosystems Solutions Review.
 - Ecosystems Solutions walked the site in November. It is a long site and not an easy site. There were no arguments and made the corrections. Ecosystems Solutions has seen the plans and agrees with them. They recommend approving the plan and having a caveat in the ANRAD that there are other resources on site not delineated.
 - A motion was made to accept 111 River Street ANRAD for the wetlands outlines for the site which excludes the west side of the brook and the riverfront.
 - **Motion:** Edward Lane
 - **Second:** Melanie Martin-Plant
 - **ALL in Favor:** (4-0)
- **7:05pm: 40 Old Summit Street – NOI - Construction of a single-family dwelling.**
 - Applicants state they are looking to construct a 5-bedroom single family dwelling. There is a wetland area north of the site which was delineated by Brad Holmes. Septic system design in out front. There is an old chicken coop foundation out back that will be removed. The total square footage of the house is 2,418 sqft. The site is surrounded by an erosion control barrier. Co-Chair Lane asks about the drainage and if the drainage by Walnut Street is cleared out since the site drainage flows towards Walnut Street. The Applicant states last time he looked the drainage across from the site at Summit Street was clear. Secretary King asks the applicant if they were able to make the garage, 5th bedroom, and deck smaller since it is located within the 100' buffer zone to stay consistent with other applicants. The applicant states the owner will not want to make the plans smaller. The Board asks if the applicant could get a variance from the Zoning Board of Appeals to move the garage forward. The applicant says they cannot since they do not have hardship.

The Board is concerned about run off and affecting the surrounding neighbors. The applicant states they could add a roof drainage system from the house. The Board asked if the applicant could add some native plants that can soak up some of the water run off on the property. The applicant is going to touch base with the client to see if they can reduce the size of the garage, 5th bedroom, and deck as well as seeing if the Board could do a site visit.

- A motion was made to continue the hearing to January 23rd at 7:00 pm.
 - **Motion:** Kimberley King
 - **Second:** Edward Lane
 - **ALL in Favor:** (4-0)
- **7:10pm: 265 Monponsett Street – ANRAD – Continued Hearing:** Approval of Bordering Vegetated Wetlands (BVM).
 - Mr. Morrison met with Ecosystem Solutions to review the wetland boundary for the site. There was a change on some wetland flags to keep them all in a line. Ecosystems Solutions stated its findings to the Board regard the previous construct that started on the site but was never completed. They recommend when an NOI comes in that they have a vernal study be done on the area. The recommendation is to issue a certificate of compliance for the old project and for the new one. The Board would like to have a vernal pool study done before they approved the ANRAD.
 - A motion was made to approve 265 Monponsett Street ANRAD with the condition that a vernal pool study be completed in the spring.
 - **Motion:** Kimberley King
 - **Second:** Melanie Martin-Plant
 - **ALL in Favor:** (4-0)

Discussions and Actions to be Taken:

- Letter from Alan Dias, allegations against Member Goodman of alleged misrepresentation, abuse of office and violation of the oath of office.
 - Continued to next meeting since Mr. Goodman is absent from this meeting.
- 314/340 Plymouth Street Water Run-off and Drainage Issues. No solution yet.
 - There is concern regarding 340 Plymouth street that if the draining issue does not get resolved then the property will just turn into unusable wetlands. Mr. Agler suggests that the water be diverted from the current pipe to another pipe that leads to a catch basin used by Stop and Shop. The Board states the highway department does not have a camera to look and see if the basins are clogged with sediment. Mr. Alger suggests that they could use dye packs to see which way the water is flowing. Mr. Alger does not have a concern with the new project on the existing bank and auto parts store. His concern is with the two parking lots across the street.

Bills to be Approved and Signed:

- Express Newspaper
- WB Mason
 - A motion was made to pay the bills presented.
 - **Motion:** Edward Lane

- **Second:** Melanie Martin-Plant
- **ALL in Favor:** (4-0)

Meeting Minutes to be Approved and Signed:

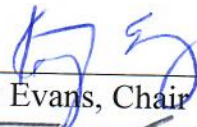
- December 05, 2023, Executive Meeting Minutes – **Not Complete, carried-over.**

Adjournment:

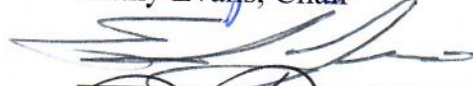
- Motion was made to Adjourn at 7:49pm
- **Motion:** Kimberly King
- **Second:** Melanie Martin-Plant
- **ALL in Favor:** (4-0)

Next Meeting: January 23, 2024

Approved Date: March 26, 2024




Kathy Evans, Chair



Edward Lane, Co-Chair



Kimberley King, Secretary



Melanie Martin-Plant, Member