

# **PMINUTES OF THE MEETING HALIFAX CONSERVATION COMMISSION**

**FEBRUARY 23, 2021**

A meeting of the Halifax Conservation Commission was held on Tuesday, February 23, 2021 in the Selectman's Meeting Room, First Floor, Chairperson Kathy Evans opened the meeting at 7:00 p.m.

**In Attendance: Kathy Evans, Chris Hadorn, Ed Lane**

**Absent: Gerry Fitzgerald, John Peck and Assoc. Colleen Fiumara**

## **Appointments/Hearings:**

**7:00 p.m. NOI - 31 Ocean Ave. - raise and rebuild Single Family Dwelling**

Present: Applicant: Kevin Perkins, Owner not present

Mr. Perkins for owner, but currently has property under agreement. Looking to raise and rebuild a pre-existing non-confirming Single-Family dwelling. Propose to have new house further back than existing, approx. 18 feet back from rear. 11.1 off bank of pond. Existing retaining wall to remain and have silt barrier in place. Setback to get Title V compliance septic system in and add treatment to it as well. Micro fast insert and an aeration system give nitrogen reduction and treatment. Also want to get 2 parking spaces on site. Advises that he has to go to Zoning Board of Appeals for this as well. Proposed an existing 20" corrugated drainage pipe coming from other side of Ocean Ave. located in the paper street. Pipe is deteriorated and interrupt in 10-12 feet on property, put in sewer manhole, also for pretreatment for any discharge going to pond. Repair the pipe to existing headwall.

Mr. Hadorn asked of it is the same size? Mr. Perkins advise yes, will be 20" PVC. All paper street is wooded. Ms. Evans asked how far back pushing SFD. Mr. Perkins advises about 10 feet for septic will be in front of house. And also, what size house. Mr. Perkins said a single-story house with basement. Comparable to existing, but a littler bigger and not going up (second story). Little bigger footprint, to not go up in stories, keep aesthetic look of neighborhood. Still 2 bedrooms, no increase design flow of septic. Mr. Hadorn asked of BOH has approved the septic design. Mr. Perkins advises, it is before the board now, gone out for review. Revisions were made, on for next meeting, needed setback variances for property lines.

Ms. Evans asked if audience wants to ask questions or comments.

Cheryl Hunnewell: 32 Ocean Ave. – she is concerned with the culvert pipe. Mr. Perkins explained again. Ms. Hunnewell asked if he knows it goes under the street. Mr. Perkins said right and will be replacing on the water side of Ocean Ave, not going touching in the street or other side. Just section that abut property, repair and replace. Highway Department has been given notice of intensions. BOH also aware. Hunnewell asked if he was building on the ROW. MR. Perkins advise he can't, has to stay on property. Will be further away from paper street than existing house. She asked about a stone wall [existing on right hand side] Mr. Perkins said it will be about 1 ½ feet away from that. Mr. Perkins again went thru the project from beginning for Ms. Hunnewell.

Karen Grzywna: 32 Ocean Ave. – she noted that she has a problem getting out of her driveway when someone is in the right of way, and all the neighbors have issues if someone is in the ROW. Mr. Perkins said once he owns the property, he can certainly work to address all the issues. She stated something about it [ROW] being a shared driveway with 31 Ocean Ave.

Eric Lindblom: 30 Ocean Ave. – his concern is with the culvert pipe as well. Water level [pond] is too high and flooded his basement. If pipe is completely rotted from pond side, makes sense to go under road and do the whole pipe. Mr. Perkins stated that he has rights to work in the paper street, but no rights to work in Ocean Ave or his side of the property. Mr. Lindblom said it doesn't make sense to do  $\frac{3}{4}$  of the pipe and leave  $\frac{1}{4}$  of pipe. Mr. Perkins said it does make sense, because he is putting in a sewer manhole where he will interrupt the pipe and down the road, if highway or someone else chooses to, they can replace that half and run into the manhole. Almost a transition point, this is the starting point for them if they want to replace. He can't tear up Ocean Ave and replace it. He also stated that he is proposing this, but he doesn't have to do it. Close to where he will be working, having trucks, don't want to damage it, so will repair it. Mr. Perkins went over the plans again with the neighbors, the manhole will be in the paper street. Rights to use it access or improve, but cannot obstruct it, no parking. Will be using when working on the new house. Will not be a parking lot.

Commission members stated to the audience that they do not have jurisdiction over the pipe. Mr. Perkins is willing to fix what he can, but the Highway Dept. would be the ones to continue any further improvements. Again Mr. Perkins explained that he does not have to do this, he is going above and beyond. If the neighbors don't want him to touch it, he won't.

Mr. Hadorn asked what his timeline is if approved. Mr. Perkins hoping for end of May and finish before winter. Mr. Hadorn suggested a letter to Steve Hayward (highway superintendent) regarding the improvement and see if they can have someone inspect and fix the remaining pipe while Perkins is fixing the section he is proposing.

Mr. Perkins went thru his construction sequence. 1) erosion control measures. 2) raise existing structure 3) correct the drainage pipe, before construction

Ms. Hunnewell asked about the drainage pipe and the septic system.

Mr. Perkins again explained the treatment unit, not a standard septic. Will be about 2 feet elevated. Has a treatment unit as well.

Ed Lane asked how far away from the water. Mr. Perkins said edge of water is 11.1' and 21' at lot line, before highwater mark. This to be able to keep the septic system out of the 50.'

There were no further questions. Chairman Evans then went over the special conditions. (attached)

Motion to approve the NOI for raise and rebuild Single Family Dwelling with BOH septic approval and special conditions as noted.

Motion: Ed Lane

Second: Chris Hadorn

All in favor

---

Don Barrows – 33 Ocean Ave. here to talk about the Monponsett Ponds treatment plan: TMDL Draft. Secretary advised that it is a zoom meeting on Thursday at 9 am. May be on towns website. Draft is about 84 pages, no copy available at this time. Secretary took his email address to send him the information of zoom meeting, link. [playrball@hotmail.com](mailto:playrball@hotmail.com)  
Also resend email information to all members

---

### Discussions:

\*Certificate of compliance for Solar field, River St. Secretary updated the members that the developer's agent asked again if this could be approved and issued. Updated the members on the letter received, that all was completed except for ... commission decided to wait until fully completed. Letter states: "with

the exception of revegetation and delineation of the permeable portion of the project access road which can not be completed until seasonally appropriate and the battery storage system.”

Whatever the commission considers “revegetation” the members may need to walk the property, get appointment as it may be gated and locked. Ms. Evans suggested to have them advise commission when it IS ready, and they will take a look.

\*TMDL Draft: 84-page draft, [not printed]. Mr. Lane said he was available for Thursday meeting. It is by zoom. He advises he no longer available, conflict in scheduling. Resend email to all members.

\*Briefly discussed email received from Town Administrator regarding Area 58 taping. Does commission want to be videotaped? All members decline, do not wish to be taped at this time.

---

**Secretarial: Bills payable**

Motion to pay bill Plympton/Halifax Express for Inv.#12259 for \$42.00.

Motion: Chris Hadorn

Second: Ed Lane

All in favor

---

**Discussions continued**

\*DCR- Notification of disapproval. Mr. Rodrigues located at 9 & 11 Lake St. put in for harvest of forest in Norwell, has been denied. Believe to be notifying Halifax because Mr. Rodrigues lives in Halifax.

\*Talent Bank form: Mr. St. Croix - Members reviewed and requested secretary to send email, invite to attend meetings.

\*Eversource notice of Right Of Way vegetation maintenance. Members briefly discussed that this is usual practice. No response required.

Secretary sends emails of classes, etc. Mr. Hadorn asked if he needs Halifax email to register. Secretary not sure, but can confirm with town of membership status if required by class

**Motion to adjourn.**

Motion: Chris Hadorn

Second: Ed Lane

All in favor

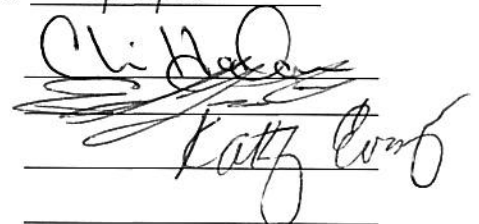
**Documents/Mail**

Agenda, general mtg notes; email & info included with above discussions. BOS, PB, ZBA, BOH notices; abutters list; Email Notices from DCR; TMDL; MACC, talent bank form. Eversource ROW

Respectfully submitted,

Date Approved: 3/23/21

Signatures:

  
Chris Hadorn  
Kathy Lombardi