



**Halifax Planning Board
Meeting Minutes
April 12, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday; April 12, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Karlis Skulte, Mark Millias, Lawrence Belcher, Jonathan Soroko

The meeting was called to order at 6:30 p.m. and the agenda was read into the minutes by Gordon Andrews
Motion to accept the agenda as read

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

Appointments:

6:40 - Site Plan Review - Solar Array . River St. Map 117 lot 1 (Informal Discussion)

In Attendance: Richard Rheaume, Robert Grant, Ed Angley

Mr. Rheaume, Prime Engineering presented : site on River St, at intersection of Pratt St. Site will utilize an existing access road and provide a second, for two means of access as requested by the Fire Department. It will be about 18' wide with grassed gravel. Chain link Fence 6' high with 1' barbed wire above and bottom is up 6" from ground for animals to pass through. Mr. Rheaume explained the solar array and the batteries that will be stored. Everything will be run underground right to the street, where there are three poles and will tie into the existing system (meter, cables etc.) Currently a hayfield and will remain with a couple mowings per year. Grades will not be modified as per the drainage plan, no increase or decrease of storm water runoff.

Deciduous trees will be supplemented with some plantings to help screen the site.

Mr. Skulte asked about the conceptual plan of the landscaping requested by the Planning board.

Mr. Rheaume submitted pictures of the trees to be planted will be behind the natural vegetation which will remain along the front. Will be evenly spaced but tucked in. Cypress will grow quick densely.

Mr. Angley stated that he took the 7 points in the by-laws (section 167-28H) and outlined how they meet those requirements. He formally submitted for the records.

Mr. Skulte also asked about the fire protection for the batteries, cooling system inside the structure.

Mr. Soroko advised that the information was email/forwarded from the applicant to the members.

Mr. Rheaume briefly spoke about the protection specifications, the batteries will not burn like normal, if it shorts out, and it is a slow burn and doesn't spread to the others, protected from being struck from the outside.

He also noted that the Conservation Commission will be sending out an Order of Conditions.

Mr. Andrews asked if the (wetlands) line has been accepted.

Mr. Rheaume said yes.

Chairman asked if there was any other discussion or questions from the audience. There was none.

Motion to accept the plan for the Halifax Solar on River Street in Halifax, plan drawn by Prime Engineering dated 2/23/18 parcel lot 1 of Map 117.

Motion to approve the Site plan as submitted:

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

Passes 5-0-0

6:50 p.m. Special Permit- Estate Lot: 10 Thompson St.

Present: Joseph and Linda McCarthy

Application for special permit to create an Estate Lot. Form A previously approved.

Mr. Andrews asked if they had a layout of where the house is going and if it met all the required setbacks.

Mr. McCarthy showed him on the plan where everything is going and that it met all the town requirements.

Mr. Andrews asked to confirm the square footage of uplands. The secretary showed the board the original Form A plan, and it is noted to have 115,000 sq. feet.

Mr. Skulte asked if they have to build it up (fill) to get separation of the ground water. Mr. McCarthy advised that they will be.

The plan submitted is a smaller print out of the Form A. Chairman asked if there are any questions.

Motion to grant a Special Permit for an Estate Lot J & L McCarthy, 10 Thompson St., Assessors lot 116-1 plan to be known as 16 Thompson St.

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF

Passes 5-0-0

Site Plan Review: 320 Monponsett St.

It was asked if anyone has contacted the Board, Mr. Andrews and Mr. Soroko commented that it looks abandoned. Secretary advised they have not responded to a letter the Board send requesting more information, and their intent for the property and business. It was also noted that there does not seem to be any equipment on the property. Members pass over the discussion.

Discussion

Unregistered Vehicle permit application with the board of Selectman: 200 Industrial Drive. B&W Paving The site plan approved has 11 spaces in the back of the building. They have a business B&W Paving currently. Members briefly discussed the condition of the property and the equipment stored. Looking for up to 15 unregistered vehicles. A note was sent to the Board of Selectman advising that they do not make a decision until the (planning) board goes over the site plan. Mr. Andrews advised the owner has stuff parked all the way around the sides. It was discussed what they have for vehicles for the paving company and possibly a landscaping company. The site plan shows 11 spaces, they need spaces for employees and their equipment (trucks) Mr. Andrews wants to know what is the business, as it was a paving company when approved. With 15 unregistered vehicles, what is/will the business be? The permit application state they have a permit to

repair cars, but unclear on what that is. The original site plan application was for a maintenance shop for landscaping and paving business, storage of equipment. Mr. Andrews would request a determination of what the business is that is there and come into a meeting to discuss the issue as there is not enough information. (a letter to applicant requesting

Discussion: Goat grazing:

Members briefly discussed the memo. Mr. Skulte stated that they are looking to find out what the permitting process would be, if they need planning board approval,.. etc. Temporary Outside use permit was suggested, special use permit. If they are just having goats to clean up, method of maintenance is not an issue, There will be a solar zap fence, and will they keep the goats there for a period of time and not take them back. Mr. Millias thought they may bring them in a trailer, let them graze and then take back out. Mr. Skulte stated according to the letter) they will be there for about a week, they will built a shelter, electric fence. Solar powered electric fence inside existing fencing around the area to be cleared. Mr. Skulte was concerned about the electrified fence and the water. He was also concerned with the waste of the goats. Will the structure be permanent? Mr. Soroko also commented that goats can jump about 5 feet, and was concerned that a 6 foot fence may not be adequate. Members agreed that there needs to be more discussion and have the potential applicant come into a meeting for more information and what the permit process may be. A building permit is not required for anything under 200 sq. ft. The board continued the discussion as to who would give a permit and what they might be, if there are any, as the zoning Enforcement officer. The board agreed the Board of Health would probably be the department to permit or oversee the project.

Discussion:

Memo from Building Inspector regarding handicap spaces for Tedeschi's. It was suggested by the Building inspector that if anyone comes to the Board for a change in the parking schedule, if handicap spaces are being moved that they ensure the black out the painted sign on pavement to avoid any confusion. Members discussed the issue and will take it into consideration in the future.

Discussion: Dunkin Donuts – sign permits

Wall sign application: secretary advised board of the placement of the sign, size is about 7.25 feet tall, by-laws are 2' and would need a special permit from the board. The representative from the sign company did say that it is internally lite and that is also not allowed. They call it Halo Illumination.

Mr. Millias stated that they did LED in the past, but the LED was the actual light.

There is basically a cabinet in each section of the sign, lights backwards, then bounces back to give a "halo" effect. The cabinet itself in internally lite.

Mr. Skulte asked if the letters light up. Secretary advised that the "cloud" around the letters is what is lighting up, and illuminates out. Mr. Skulte then asked if the letters were plastic, then it would shine through. Mr. Millias said yes, and that is the difference. If the light is just coming up around the edges is ok, but if the light is beaming thru it.

Mr. Soroko asked if it was an encased sign as most are. These are not. Looks to have a panel in the back, and shines back out. Mr. Millias also stated that it is too big, willing to go more than the 2', eliminate the Icon, allow to keep the square feet. By-laws allow for 2' in height. Members discussed the overall size of the wall sign, height and length. The length is ok. The wall is about 14' according to the plans, can do 60% of the linear feet, give about 8.4 feet.

Members went on to discuss the awnings, where there is a total of 19" of lettering of different sizes. Members decided it was not a sign, more of a decoration. (secretary advised they submitted a permit for each sign or awning). The enter and exit signs are of a shining vinyl, however have "Welcome Back" and "See

You Soon” at each entrance on Plymouth St. and the Stop & Shop entrance. The original site plan approval has enter only and exit only signs required on the Plymouth St. entrance and exit. Mr. Andrews stated that the signs at the S&S entrance should be fine, but the ones on Plymouth St. are critical for traffic flow. It was also discussed if it will be confusing with enter and exit are universally recognized, more of a traffic sign/directional. Mr. Soroko asked about the menu board. It was advised that it will be moved from its current location over to the new one, and it is not considered a sign.

Mr. Andrews summed up that they want signs at all the entrances and another sign on the wall, as well as the free standing/pylon sign. He asked how many feet of signage is allowed. The secretary advised we do not have an overall limit per establishment, it is per sign.

Members went over the frontage and what would be allowed for a directory/free standing sign. As they only have the Plymouth St. frontage, they can have the free standing sign, they can have a wall sign, they can have directional signs. What would be the limit size for directional signs or how many?

Secretary advised the free standing sign can be up to 40 sq. ft. comes in at 38.5 but has the address sign above it goes over. Not sure how to address that, include in overall. Just the number without “Plymouth St” Board would like to see the address with “Plymouth St.” Special Permit Granting Authority is the Planning Board and anything over or above would need approval. The board then discussed the “light bar” on the free standing sign, and members agreed that it was allowed.

Members discussed the “enter only” & “exit only” agreed that they will have to do the traffic signs according to the site plan. They could the same design as long as it is the “only” signs. Welcome back and see you soon signs are 54” high and 36” length will it obstruct view? Mr. Millias said they are about 20 feet from the street. Mr. Skulte said they still have to put up the traffic signs, do not enter, etc. Members went over the original site plan with enter & exit and the updated plan with the welcome and see you soon signs. Mr. Belcher stated that welcome back & see you soon can be allowed along with the exit & enter signs. All members agreed that they need to come into a meeting for discussion and clarification of the signage.

Secretarial / Bills Payable / Meeting Minutes:

Motion to pay Plympton/Halifax Express for advertisement invoice #9340 for \$80.00

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

Discussion: Pasture Lane

Adam Murray present, introduced himself, purchased the (last) lot, improvements need to be made.

Mr. Andrews gave brief history, subdivision started a long time ago, moved along then economy dipped and on hold since. Town I holding the last lot in covenant until such time the road gets finished to release it.

Mr. Murray spoke to the board that he wants to work with the town to get it to the point to be compliant with the town. Mr. Andrews basically stated that we need to send the review engineer out to give a cost to finish the road back then, now need update. That will require money in the revolving account because the developer pays for the review engineer. (secretary advised there is \$1500.00 in that account) Cullinan Engineering out of Lakeville, we will get in touch with them, they go back out, site walk, figure out what needs to be done, get a cost estimate. Mr. Andrews asked what his plan is, finish the road first, then look for release, but the town will not release the lot on the covenant, or put up bond for that.

Mr. Murray thought to pave from that lot on, do all the repairs needed then finish the paving as the driveway was done for that last lot.

Mr. Andrews said the basecoat may need some repairs. No basecoat at all for the sidewalk. Briefly discussed the process to contact the engineer for inspection. Will need to look at the drainage basins, may need to be cleaned and clear, catch basins may need to be rebuilt at the top. The engineer will walk through the drainage as well, it's overgrown. Mr. Andrews stated as the Chairman, the planning board will be glad to have it finished. The board would require a bond and a cushion on that estimate based on the engineers report. The board may release the lot at that time. He could also finish the road and be careful with that lot when building typically the berm is put down with the basecoat (which is not completed). Mr. Andrews asked if he has taken title to it. Mr. Murray said he has the deed. Mr. Andrews questioned that because it cannot be transferred until the town releases it. Mr. Murray said he has the deed to the property, a quitclaim deed. Secretary will contact engineer, send them out for site inspection, then contact Mr. Murray to come back in for another discussion for possible post of bond and release lot. Mr. Andrews would prefer to see some work on the road before any bond is discussed and posted.

It was also discussed that the review engineer will be the inspector for the job and he (Mr. Murray) will need to be in contact with them. Contact the office and we will contact engineer, but process is for the inspections to be done, base for the sidewalk, walk through and inspect the base on the road now, what needs to be cut out, patched. Any trees will be 5 feet beyond sidewalk, but may get into the same issue with homes being occupied for years (similar to Bourne Dr.) Will go over site plan once we hear from engineer.

Discussion: Members briefly discussed the proposed by-laws, specifically the Estate lot by-law, what will be changing and how it will affect the use and what will be required. Basically the language in the by-law is actually as of right as long as the lot meets the requirements, but should not require a special permit. When the by-law was changed from Retreat Lot to Estate Lot, and was by right, the SPGA and a special permit requirement was not taken out. This will further be discussed at the Public Hearing on May 3, 2018.

Secretarial / Bills Payable / Meeting Minutes:

Motion to approve Meeting Minutes of January 18, 2018 as written

MOTION: Jonathan Soroko

SECOND: Larry Belcher

AIF (MM, JS, LB)

Motion to approve Meeting Minutes of December 7, 2017 as written

MOTION: Larry Belcher

SECOND: Mark Millias

AIF (GA, LB, MM)

Motion to approve Meeting Minutes of March 15, 2018 as written

MOTION: Jonathan Soroko

SECOND: Karlis Skulte

AIF (GA, KS, JS)

Motion to adjourn meeting.

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

It was unanimously voted to adjourn the meeting at 8:05 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
