



**Halifax Planning Board
Meeting Minutes
May 17, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday, May 17, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Mark Millias, Jonathan Soroko: Karlis Skulte arrived at 6:48 p.m.
Absent: Lawrence Belcher

The meeting was called to order at 6:35 p.m. and the agenda was read into the minutes by Gordon Andrews
Motion to accept the agenda as read

MOTION: Mark Millias

SECOND: Larry Belcher AIF

6:30 p.m. Site Plan Review: Pope's Tavern – John Campbell

Mr. Campbell submitted the new engineered plans and explained the new parking schedule for Handicapped parking. It was increased and the main entrance will be on the side. Parking in front, side and rear of the building. It also takes into consideration for the employees at the water and building maintenance departments. It now gives 39 provided, 8 are Handicap. The driveway approaches will remain the same, the radiuses at the corner of the building is smoother.

Mr. Andrews asked about the lighting. Mr. Campbell advises it will just be on the building, a street light could be added to a pole if necessary, most (90%) of the use is during the day. They will be installing a new septic system (in front of the building). They also reviewed the topography of the property. The drainage basin will be in the back of the property, downhill. Mr. Andrews asked if they were proposing any catch basins in the pavement. Mr. Campbell said they were not, as everything/any runoff should run downhill in the back.

Mr. Millias rechecked the parking spaces allotted, and looks to be only 38 spaces noted on the plan. However, believes there is still adequate parking. It was also stated to ensure the Handicap spaces will be ADA compliant for the walkways and ramps. There will be a front entrance, the existing ramp will be removed and replace with a small set of stairs, but an ADA ramp will be accessible for the front walkway.

-(Mr. Skulte arrived at 6:48 p.m.)

Mr. Soroko asked about any new signage, Mr. Campbell said probably not, need to keep in with Historic district, maybe just add entrance/exit.

Mr. Skulte asked if there is alternative parking during construction. At this time, they will not, as the COA will be operating out of the Town Hall (Great Hall) so will not need additional parking. Mr. Campbell advised there are only about 15 spaces used on a daily basis. The alternative parking is just for extra parking over and above daily use, for large functions. Town Hall and Library parking is also available for overflow.

Motion to accept site plan for the Town of Halifax, for Pope's Tavern, on 72 Map 18 dated 3/27/18 by Webby Engineering. (signed 5/7/18) Motion for endorsement.

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

Discussion: Goat Grazing for Wal-Mart

Present: Allan Cutler, Sue Schortmann – Wal-Mart’s storm water contractor. Once a month cut grass during growing season, physically about 8 times. Utilize goats and sheep to maintain, as this has a steep back , fenced in and access gates, which are locked. 37,000 sq. feet, 1/3 is water. This is a “pilot” test, no harm to animals or people and if the ponds will continue to be maintained. 4 – 6 goats and 2 sheep, (or variation) Will check daily for water and progress, and will check for maintain the ponds. Will take about 2 weeks for the goats to graze and maintain the grass. Looking to cut down on (people) maintenance. Will depend on how effective it will become, if not effective, the contractor will ensure the detention pond is maintained and functioning. Will have to come out 1 month to check the catch basins either way. Will continue with normal inspections. The area is already fenced in, 6’ chain link, and a field shelter 3 sided, plastic shelter for the animals to go into when raining. No permanent structure. Again, will check daily for water, and the animals have been medical clearance. Any animal droppings will not have any impact on the basin, or contaminate the water. It was briefly discussed about an electric fence, but this site will not require it, but would put some additional fencing on inside of each gate. They will put up a sign to “don’t feed the goats”, however not concerned if they are. Members concerned with it becoming a petting zoo, and possible traffic and parking congestion. Ms. Schortmann does not have any concerns with kids petting them. Want to make sure everything goes smoothly and will address any concerns if they come up.

Mr. Skulte asked for a copy of the pilot study when completed, and asked if it will be implemented on a permanent basis if it works. It was advised they would provide the study, and if it is cost effective, depending on the site, it may be permanent. Board asked to be advised when the goats are on site, and to be in contact with the Board of Health Agent. Members wished them best of Luck.

Form A: 443 Thompson St.,: File # 18-A-179

Present: Joe Webby, Webby Engineering. Form A for Gladys Stevens, would like to cut out a house lot and then will be doing a retreat lot and 2 other lots. Lawyers wanted this plan submitted to move forward to sell the house. Only creating a lot around the house 81, 954 sq. feet, 59K uplands and 150 frontage. Wetlands noted on plan. Mr. Skulte was concerned with a confirmation of wetland lines. Mr. Webby noted that at this time there is no reason to file with Conservation.

Mr. Webby then went to the next Form A: file #18-A-178, Franklin St, an existing lot which when it was perced the soils were slower than 30 minutes an inch, the Board of Health regulations, with slow perking soils, must have 80,000 sq. feet of uplands, and was able to take a piece (from back land) to add to this parcel, to get a total of 83,407 of uplands and the frontage remains the same. Does not affect the other lot, all agricultural, it meets the perimeter to area ratio.

Secretary advised Mr. Webby to get an updated checklist to ensure all information required is on the plan.

Motion to approve/endorse the Form A application for ANR 443 Thompson St, Map 79 lot 6 -0 and 6-0-A for Ernest Stevens

MOTION: Mark Millias
SECOND: Karlis Skulte AIF

Motion to endorse the Form A plan believed not to required approval (ANR) on Franklin St, Map 113 lots 3 & 5 for Brookside Realty LLC., dated 3/27/2018 drawn by Webby Engineering.

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Form A application for 395 Plymouth St. –

Members reviewed the plan of land, ANR - Secretary advised that no application or proof of a special permit for the Estate Lot is provided. They are looking to add a piece of a lot (owned by the same entity) Easement to retain for septic system is not with the lot they are creating. They should reconfigure the lot lines around the septic - leaching field. Mr. Andrews then noted that if the lines are reconfigured then the existing building in the back will not meet setback requirements. Would create nonconforming. Would not have to be a retreat lot until they want it, but would be endorsing a plan that would be nonconforming. If the existing building was not there the lines would be fine. No additional information is provided.

Mr. Andrews suggested it be sent to Land Use Council for further information as the structure(s) are encroaching on/over lot lines, there is no description of easement for the septic system, no real proposal is being addressed. The building is already off the lot and if the board signs the plan, it would still be off the lot. It was asked to call out the easement description for the leaching area. All members agreed.

Bills:

Motion to pay bill Invoice #14892 Amory Engineering for review of Pasture Lane Subdivision, for the amount of \$430.05

MOTION: Karlis Skulte

SECOND: Jonathan Soroko

AIF

Members briefly reviewed the report received by Amory regarding Pasture Lane. The new review engineer noted the original engineers report and notes.

Discussion: 320 Monponsett St. site plan review:

Mr. Ferreira dropped off the letter of intent for the members. The 45 day has run out, not sure if needed an extension. Mr. Millias was happy to see something on paper. Mr. Andrews asked if he requested an extension, he did not, we could deny and let him reapply? Secretary advised it ran out, lost track of time, 45 days has past. Applied Feb. 20, 2018. Mr. Millias stated that he did apply but it was very informal. Secretary then advised that it may not be a complete packet as he did not pay the filing fee. Mr. Andrews asked to request that he formally apply and pay the fee. Members discussed the special permit requirement, which would be for garage repairs from the Zoning Board of Appeals in a business zone. The details on the plan would need to be updated to reflect his letter of intent, parking schedule, employees, etc.

Members briefly discussed the B&W paving requests for unregistered vehicles, which the planning board previously commented on for the Board of Selectman.

Meeting minutes:

Motion to accept meeting minutes of April 12, 2018

MOTION: Mark Millias

SECOND: Karlis Skulte

AIF

Members also discussed the issue of internally lite signs, what are considered internal, lights within a cabinet, as opposed to a light being outside, or behind, but not shining through the sign, but around. Even a clear backing to shine through, and off a wall, to bounce back are still within a "cabinet". It was agreed that the sign by-laws should be looked at again, to keep up with the current technology of LED lighting.

Motion to adjourn meeting.

MOTION: Jonathan Soroko

SECOND: Karlis Skulte

AIF

It was unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
