



**Halifax Planning Board
Meeting Minutes
July 19, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday July 19, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

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

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

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

6:35 p.m. - Site Plan Review – 60 Hemlock Lane

Present: Stuart Clark, Green Seal Environmental; Steve Hayward, Highway Surveyor

Mr. Clark presented the site plan for the removal of the underground fuel storage tank at the Town Barn, and the installation of a new aboveground storage tank. Tanks are 8k and 6k, remove tanks, do soil samples, have not found any leakage. With above ground you can visually see if there are any problems. Will pour new concrete pad, a skid will deliver, set down and wire it. Simple plan, no repaving, keeping it gravel. Pad will have channel protection limiting barrier. Holds 5 gallons of any spill. Bollards to protect the tanks and a spill kit on site, extinguishers. More the 30' from building so it meets fire code. Will stay in same location, just above ground.

Mr. Belcher questioned the 5 gallon spillage containment. Mr. Clark advised that is requirement for spillage. Mr. Millias asked about leakage from the container itself. Mr. Clark explained it is 100% double walled and can hold 100% of the volume. It is a double wall tank.

Mr. Millias stated that another tank in town is encased in concrete. Mr. Clark went further to explain this tank has its volume on the outside, it has a skin and a wall. If it leaks thru one, it gets into the other. All NFP rated tanks. There will not be a canopy, 1 tank with a baffle wall inside, holds 6k on one side and 4k on the other. Mr. Andrews arrived at 6:40.

Mr. Skulte asked about monitoring wells. Mr. Clark said they already have them around (the area) there are some in the pads, and will put additional ones in. Mr. Clarke showed existing wells because its underground. They will put pea stone around the tank so they have the monitoring wells. We've sampled those wells and didn't find any product. Mr. Skulte stated that they just wanted to make sure they were in place. He then asked about fencing. Mr. Clark stated there is a chain link fence on the side of the site (pointing to plan). Members were concerned with people coming in to try to get gas. Mr. Hayward stated he has cameras for security reasons. Re stated that there is a double wall and the 5 gallon channel to hold spillage, embedded into the concrete slab. The containment is called a positive limiting barrier. Enough to clean up a spill, but not hold a catastrophe. The (tanks) are keyed, so no one can access the fuel, only employees.

Mr. Andrews asked about any alarms if there is a spillage. Mr. Clark said he is not familiar with the tanks, he does the site designs, they are skid mounted built systems, come in, drop on pad, wire up. Mr. Hayward stated he was told that there is an alarm now (as it is underground) if there is a spill or leaks an alarm will go off. Mr.

Andrew looked for a motion to amend the site plan. Mr. Skulte said this is not to amend, just improving the site. Mr. Andrews was looking for a site plan for the existing site. Secretary was not aware to find one, as the tank will go in the same location, just above ground. Mr. Andrews was to add (this) to the original site plan. Mr. Skulte asked if they can just approve this aspect of it, as an independent plan. Mr. Andrews thought to amend this to what is already on file.

Motion to accept the site plan for fuel tank replacement at the Town Barn, if there is existing documentation, to amend it, located at 60 Hemlock Ln, plan date 2/22/2018 prepared by Green Seal Environmental

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF passes 5-0-0

6:45 p.m. – Site Plan Review – River Street, Solar Array

Present: Evan Watson and Bob Grant, Prime Engineering

Mr. Watson presented the site plan for a new solar array to be located on River Street, (second site) represents River St. LLC. Some wetland resources on site and have filed an ANRAD with the Conservation Commission which has been approved, and also an NOI and that hearing is next week. Here to give a summary of the plan and if the board has any input. In a few months ago with a site right next to this. This is lot 1B. Thompson St, Wood St. and town line. The Haseotas property, the big hay field. He showed the existing plan, with residential properties to the north, east is also residential, to the west is the remaining land. And beyond that is phase 1. Wetland resource area to the north which cuts across the front of the site, down thru middle and couple spots in the middle, and also land subject to flooding. ANRAD, are sure they will be outside all the wetland resource areas.

Proposed site plan, access from River St., a wooded edge along the street, gravel access road to the equipment pad which has the transformer inverter and battery storage system. We will require a wetlands crossing which has been designed in accordance to DEP standards and will have a replication area next to it. The Conservation Commission will be dealing with that. Have 18' access drive around the site to be centrally located to be both arrays, there is an existing gravel road that does pass thru one of the resource areas, and will redirect that to go outside the resource area and then a crossing here, an existing crossing to utilize to get to the other side. Site will be surrounded by a fence to restrict access a 7' chain link fence and keep 6" off the bottom for animals. Proposed to be 4.9 mega watts AC. Less than 5 for the state program, smart program has a limit. Asking conservation to go across the grass area, to encompass the entire array. Utility poles, infrastructure inside the array is under ground, goes to equipment pads, utility trench until the last transformer. Will be a riser pole, a set of poles near the exit to feed into the grid. Grading and erosion plans, not changing any grade, access road is for large vehicles. Top will be dirty gravel and mix in top soil so can be planted and driven on, marked with a delineator posts. Construction access, silt fence around resource areas, But won't be any grading. Any soil removed for the access drive can be spread across site. Detail of wetland crossing by DEP standards, corridor for animal to migrate. Just a profile, but a small amount of grading. Allowed to do wetlands crossing up to 5k sq. ft but replicate 2500 sq. ft. Impacted less than 5k. Under review of Conservation.

Mr. Skulte asked if the swale will be the whole site. Mr. Watson advised just a small area (pointing to area) doesn't want it to shed right into resource area. Mr. Skulte asked about a guardrail. Mr. Watson replied that they were not planning on it. 3 to 1 slope that goes down, but no open to public. There will be a gate. Add a vehicle gate in another spot. Will eliminate that issue. Members concerned with people dumping in the area. Need a gate, can't block access to their poles, so will have a gate behind their poles and beyond the throw switch, airbrakes switch so if the emergency services need to come they can turn it off ahead of the gate.

Have site details, access drive, delineators, construction entrance, silt fence, notes detailing construction sequence, erosion control. In the end there won't be an impact to land, just during construction. Slope stabilization, bollards around equipment, battery storage system. Last sheet is plan presented to construction. Mr. Skulte asked if everything was outside the floodplain as well as outside the wetland areas. Mr. Watson explained all of the infrastructure is outside the floodplain, resource area is way up here and the panels over here. Do have access road going thru the floodplain. Discussion continued around the floodplain, wetlands, and access areas, back corner etc. Panel height, vehicle access throughout array.

Secretary advised of responses. BI would like to see a more defined line for the floodplain, especially zone A. Also asked about any panels in flood zone, equipment, etc. He needs to determine if 167-15 of Town By-laws apply. Conservation and DEP has been advised Zoning Board and Water Dept does not have any issues.

Mr. Skulte asked if there will be any changes to the storm water runoff. Mr. Watson did state that the detail drainage analysis and that showed no increase of storm water runoff. MASS DEP issued policy on how to analyze a solar farm. Solar panel is not pervious, up in air, water will fall to ground and filter through. DEP concluded that they are not pervious. Will provide crush stone round pads so any water fall off and infiltrate to the ground. No increase of runoff rate or volume to the gravel road, didn't change the curve number. Secondary road is mixture and gravel, will be grass so no change.

Secretary did ask as Fire Department wanted to know if the two roads will be connected at all between the two phase 1 & 2 and if fencing will be connected in any way. Mr. Watson said no, they will not be connected. Mr. Soroko stated a Knox box is being used for the first phase, and asked if the same be used for this phase. Mr. Watson said yes and will work with the Fire Department to get the right keys and box he prefers. Mr. Andrews asked about the road going thru the interior of the lot is it the same as the one your connecting to in the back?

Mr. Watson, the road existing comes down and back up to this. Maybe comes across, dirt farm road. Mr. Andrews, so it will connect.

There is a gate, foundations are there (previous buildings)

Mr. Millias stated it is minimal impact and a gate on the other side of the crossing is a good idea.

Mr. Andrews asked of that's the one that connects to the other one (array). Mr. Watson stated it's close, this road comes down thru here. Mr. Andrews, you were saying your going to end up rerouting around the wetland rather than going thru it.

Mr. Watson, right now it goes thru the resource area. Mr. Skulte: putting a gate there even though its not intended that the two site connect to each other. Mr. Watson, m thinking for the fire department if they wanted to come in this was. Had a personnel gate there, we like to have a gate every so often, so If they have an emergency they can get out easier. Secretary: so are they going to be connected or not?

Mr. Watson: No

Mr. Skulte asked if there has been any discussion with the abutters. Mr. Watson, some showed up at conservation. (secretary advised notices are going out to abutters)

Mr. Watson stated there is a good buffer, tree line between the site and the abutters.

3 phase distribution line down Pratt St. and jump one way phase I and another for phase II. Replace single phase with 3 phase down Pratt St.

Meeting continued to Aug 2, 2018 @ 6:45 p.m.

7:15 p.m. – Form A, River Street

Present: Scott Mara, Silva Engineering

Mr. Mara presented a Form A to cut a lot from a larger parcel for the use of a solar array (site plan) has 150' frontage and area, similar to the one that was just done. Mr. Skulte asked about the strip in between the two cut out lots. The lots have to be separate.

Creating lot 1B, other lot is already completed. Lot 1 is the remaining land. Mr. Skulte asked if a lot has been created on the corner yet. Mr. Mara stated not yet, but will be coming in.

Motion to accept the plan of land for accessors map 117 lot 1 creating lot 1B plan of land prepared for Haseotas and Sons by Silva Engineering dated 6/8/18

MOTION: Mark Millias

SECOND: Larry Belcher

AIF passes 5-0-0

7:20 p.m. – Site Plan Review; 413 Plymouth Street

Present: Jake Sullivan and Justin LeClair of J&J MotorSports

Mr. LeClair presented a site plan for a used car sales lot, submitted a revised parking schedule outlining the designation of spaces, to include 1 Handicap, 4 employee/customer parking and 12 spaces (outside) for car sales.

Mr. Millias asked how they based it for the number of cars. Mr. LeClaire based on 200 sq. ft. per car, average, inside is about 3500± sq. ft. but can fit 17 cars.

Secretary advised of the comments received by departments. BI response from last meeting, ensure only cars sales, no repairs of any kind etc. only car sales. Approval by the Fire Department required for storage of cars inside the building. Advised applicant to contact Fire Dept. and the Plumbing Inspector for Floor drains or grease traps. BI will issue occupancy after all that is completed. Highway only concerns with brook next to the building regarding any dumping of grass clippings, leaves. Water Dept no issues, BOS comments. We have also received verbal complaints of the donation boxes on the property, bags of clothes, etc. being left and not being picked up by company (photo received). Mr. LeClair stated he wanted the boxes removed. Advised the applicant to contact the company.

Mr. Soroko asked if it was just for cars, but the “motorsports could refer to other vehicles.

Mr. LeClaire stated it is just for cars. They are older restored cars 40's and 50's The will not be working on them or restoring, just older models that have been restored.

Mr. Skulte asked about any signage. Mr. LeClaire stated they want one where the previous sign was located on the free standing sign, just one sign. Secretary advised to get approval from the Building Inspector.

Mr. Soroko asked if it was going to be a showroom, as there is an overhead door. Mr. LeClaire stated this will not be a show room, it will just be for storage. They will also do some landscaping, mulch, grass.

Secretary went over the BI determination for Class II license for the Board of Selectman.

Mr. Belcher questioned the overall room inside to move cars around. Mr. LeClaire again stated, based off of 3500 sq. ft. inside and 200 sq. ft. per car, there should be plenty of room for movement.

Mr. Skulte asked if they have done this anywhere else. The applicants advised it is their first venture.

There were no other questions or concerns.

Motion to approve the application for site plan review as presented for Daniel Sennett Allied Realty (owner) for the property at 413 Plymouth St. for motor vehicles sales of 24 cars; 12 outside, 12 inside.

Mr. Andrews asked if it was paved and if it will be stripped. Mr. LeClaire advised it will be sealed coated and stripped in a week or two.

The applicant is J&J Autosports; Justin LeClaire and Jake Sullivan- applicants:

MOTION: Karlis Skulte

SECOND: Larry Belcher

AIF

passes 5-0-0

7:40 p.m. – Modification of Site Plan – 241 Franklin Street, Solar Array

Present: Michael McGongle - Bowker LLC – Coneco Engineering

Mr. McGongle presented a modification of the previously approved site plan for a Solar Array. Summer of 2016 approved, legislation has changed, equipment is now obsolete, new equipment needs to be moved to the bottom of the site. No change to the drainage or impact on abutters, footprint of the site is identical, but want to put this forward so the board knows there will be a change. Equipment, the storage and inverters intended in this spot, move to proposed new string inverters, which puts smaller inverters in the field, hidden under the arrays. Previous designed concrete pad will move, proposed plan will now use this area. Nothing changes to the clearing or erosion control lines, topography is identical, no impact to drainage, still in place. No abutters, just one (DiBona) Proposed change is to eliminant the previous inverter pad and put equipment in this corner of the site. Storage unit and reverse inverters that go into storage will be here. Utility lines will stay in exact locations and go underground (at this point)

Mr. Andrews asked where the abutter is. Mr. McGongle advised Mr. DiBona (abutter) is here.

No more impact than before. They have also installed a visual barrier for him, 20-25 trees, he is the only abutter.

Mr. Millias asked to see the original plan and the new plan. Mr. McGongle showed both plans existing and proposed location. From civil engineering, environmental, conservation commission, drainage, it's a 0 impact No change whatsoever, the footprint is identical, electrical change is going from large major central inverter to distributed inverters, this system will have battery storage like all of them have (due to economical changes). Battery storage will be on concrete pad.

Mr. Skulte asked about the pad being within the 100' buffer. Mr. McGongle said it is, but the other location it was within the 100'. Discussion ensued on limitations of what can be produced.

Requested copy of the new plan sheet(s) and summary letter. (3 copies) Will take final vote of modification when new plans come in.

Continue to Aug. 2, 20018 @ 7:00 p.m.

Meeting Minutes:

Motion to approve meeting minutes of June 21, 2018

MOTION: Larry Belcher

SECOND: Mark Millias

AIF (L.Belcher, M.Millias, K. Skulte)

Motion to approve meeting minutes of May 17, 2018

MOTION: Jonathan Soroko

SECOND: Mark Millias

AIF (L. Belcher abstained)

Motion to approve meeting minutes of June 7, 2018

MOTION: Mark Miliias

SECOND: Jonathan Soroko

AIF (M.Millias, J. Soroko, G. Andrews)

