



**Halifax Planning Board  
Meeting Minutes  
November 15, 2018**

**OFFICIAL**

**A meeting of the Halifax Planning Board was held on Thursday, November 15, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.**

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

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: Karlis Skulte

SECOND: Larry Belcher

AIF

6:30: Site plan review: 450 Industrial Dr. not present at this time, board moved onto next appointment.

Discussion:

River St. – Solar Project: Present Evan Watson and Bob Grant

Mr. Watson presented a revised site plan for the solar project. This is the first site, moving forward, have applied for the Smart Program. After approved, then went thru Conservation process, but had to remove some racking out of an area and have updated the plan. (this plan not approved by Planning) They have updated with ConCom requests and new racking. No major changes, same entrance, a little less area of panels/racking. Sign off from ConCom, Planning, NHESP then went to engineers. This is 90% construction plan. They have actually, increased capacity of modules, more powerful, so able to reduce the number of panels, 20K to 18K modules.

Meet with utility, 3 poles close to the road, they require 6 poles along roadway...in site, not on street. Met with Building Inspector and he sent a set of plans to Fire Dept. Fire Dept requires the 18' wide access drive, to avoid confusion, it is 20' wide, and added the turnaround. (secretary gave Mr. Watson copy of Fire Chief letter) Mr. Watson read to board. Went over each point.

Access road indicated as 20' wide,

Turnaround added at skid B

Access road to Haseotes property must be graded

Access road capable to hold fire apparatus weighing up to 20 tons,

Turnaround point must accommodate fire apparatus of 31' in length – it does.

Mowing 2 time per year.

Signage: high voltage etc. (electric code)

Knox box out front.

Funding for training

They feel changes is not different that the board approved, given the limits of the project is the same, decreased the number of panels and racking. Access and equipment areas are the same as approved. Also, less impact on wetlands, not in flood plain. Looking for letter from board advising that this plan is not a significant change. Need to give the new plans with a reference from Planning Board and what was approved. Looking for amendment or modification of this revised plan.

Mr. Andrews: we can make an approval of this plan substituting the final plan from before.

Mr. Watson stated, procedurally, don't want to have to go thru whole process again.

Mr. Andrews: its just a minor change. Opinion as opposed to resubmission. Document a letter of minor change, take a vote. Modify the site plan that was approved and replace the final plan submission on this date.

Motion to approve the changes to the site plan and accept sheets C100 – C105 final revised 11/15/18

MOTION: Larry Belcher

SECOND: Karlis Skulte

AIF passes 4-0-0

#### Discussion:

Site Plan Review: 450 Industrial Dr. Expansion of site and adding a fuel storage tank.

Mr. Ferreira present. He is expanding into the next lot (#550), but keeping address of 450 Industrial Dr.

He explained that he used to rent, now he has purchased both lots. (Form A is not required at this time)

If buildings, there will be setbacks from each lot line. Mr. Ferreira stated there are not buildings and no

office, it is just a storage with electricity for night lights. He went over the site with the members. Showing

where the fuel storage tank will be located, parking, log and mulch storage. Basically, just the fuel tank, and

shed to be moved. Mr. Skulte asked if he will be paving the area. Mr. Ferreira said he will gravel as there is a

lot of mud, but not pave. Most of the front has been graveled and working on the back area.

Mr. Skulte asked about protection for the fuel tank. Mr. Ferreira stated he will have concrete bollards,

Mr. Soroko mentioned the specs for the Town Barn fuel storage tank, as we received plans.

Mr. Ferreira said it is double walled and appropriate tank for above ground. Mr. Andrews stated that he has to get a fuel storage permit from the Fire Department. He has 8 trucks, and trailers.

Mr. Skulte asked about employees, come to site, park their vehicle and take the equipment out. He also asked

about tree length. Is is brought in and cut. Mr. Ferreira stated he only brings in log lengths and a company

takes the rest out. He does cut into firewood.

It was asked if he sells firewood on site. He stated he does not.

Mr. Belcher asked if there is a bathroom on site. Mr. Ferreira stated No. Mr. Skulte asked if they(employees)

are there all day, and if they split the logs on site. Mr. Ferreira said they do not stay there all day, it is more

part-time. What are you holding it for? He said it is stored until they split, or a company comes to take away.

Access to site, curb cut? Was it moved? Mr. Ferreira stated he is using the one he always had. (very

confusing as he is not consistent with what he is saying, the entrance was not to scale, and was always where

they have used it, in the middle of the property (both) Fire protection was asked about by Mr. Skulte. Again,

this site plan is vague with minimal details. Mr. Soroko asked if the Board should have more details and

specs for the tank. Mr. Andrews explained it is more the Fire Departments area, they will give out the

permit.

Mr. Skulte asked about the lighting. Mr. Ferreira advised he has flood light for the gate and one to shine on

the property, and it is on timers. There is a fence around the entire property and have taken down the fence

in the middle. Mr. Andrews added that the Highway dept. wanted gravel over the driveway to keep mud

from going into the road. Mr. Ferreira said they can do that with no problem. It was also discussed that the

sidewalk is in bad shape. Mr. Skulte said you can barely see it. Mr. Ferreira said it was like that when he

started on the property. It was suggested that maybe a curb cut was not established, so they were accessing

over the sidewalk.

It was briefly discussed about the residential zone in the back of the property. It is not affecting the Industrial aspect of his property but cannot go beyond. Mr. Skulte asked about the plans with an engineer stamp? Mr. Andrews stated as there are not buildings, it should be fine. Mr. Ferreira also advised where the equipment and trucks are parked, and that there is enough room for any fire apparatus'. He has a 25' and 4' gates. Plenty of room for the fire trucks. Mr. Skulte would like to see paving for ADA, did the engineers look for that. Mr. Ferreira said there is no public access and does not sell on the site. Basically, an open yard with logs. With employees your supposed to provide certain accommodations. But with it just a holding site for equipment and storage.

Motion to accept the site plan and expansion of existing business conditions, onto the adjoining property with conditions that there are no sales on site, and approvals from the Fire Dept. for the fuel storage tank. Mr. Skulte would like to see more permanent facility, not just gravel, would be inclined to see that, he is concerned with the tank and any oil spills from the equipment and would be easier for cleanup. Suggested a check in one year to see the conditions of the site and sidewalk. Mr. Ferreira said he will do what ever the Fire Dept. requires for protection for the fuel tank.

Gravel up the entrance to take away mud tracking into the road.

MOTION: Larry Belcher

SECOND: Jonathan Soroko

ABSTAINED: Karlis Skulte

Motion carries 3-0-1

#### Discussion:

Pasture Lane: Mark Comeau present: Here to update and advise the Planning Board of his intension for Pasture Lane completion of road. He acquired the property last fall [2017] from the previous developer, Mike Goodman. He found it through our review engineer that it was considerable more costs than what was discussed during his negotiations. Mid-summer had final agreement, weather has not cooperated and very busy with other projects. Intentions are to start up as soon as winter ends, finish everything on the list and have the last lot released [by the board]. Does not intent to post a bond, wants to finish the road. Was not able to get to this project this year, but all intension to start up in the spring and has everything worked out. He has the list from the engineer, hoping to have all completed by the end of spring, should take a couple of months. More involved that just putting a top coat on.

Members will be happy to see it finished. He will keep us posted.

#### Discussion:

300 Plymouth St. Secretary advised that there was some work being performed without pre-approval of building department. No permits were applied for. The sidewalk is being removed and replaced with current ADA ramps. The old ramps being taken out, and will be replaced with [interior] ramps, (within the sidewalk) The sidewalks have been hazardous for a while. Also, will be re-paving the parking lot, at some point. No information received as to when.

#### Discussion:

Delia Way, secretary contacted the engineer, Chris Gallagher, he is not working in Mass right now, still willing to do the review, inspections, reports, but will take a longer time frame. I advised him we would discuss and

get back to him. Amory was contacted and are willing to take it on. Members discussed and motioned to change engineers.

Motion to utilize Amory Engineers to review and inspect Delia Way.

Motion to change engineer from Chris Gallagher

MOTION: Jonathan Soroko

SECOND: Larry Belcher

AIF

Autumn Lane:

PMP Associates: Engineer is doing some work, putting in the bounds, trying to get the road accepted and legally have to put them in, however, the residents are pulling them up. PMP will be sending letters to residents advising these are required and if any questions to contact secretary or Town Administrator. Review engineer?

Members briefly reviewed remaining subdivisions that are outstanding, Danson Ln is done, waiting for street approval. Heron Rd. still has to be accepted, Highland and Sherwood Dr. are also completed, waiting for street acceptance.

Dunkin Donuts:

Mr. Murray will be sending in application for special permit. Board would like a written determination from the Zoning Enforcement officer before the hearing. If board members disagree with his determination, that is what can be appealed. The attorney is still has working on if the "board" can issue a special permit and or variance in regards to "prohibited signs", illumination, etc. Members continued to discuss "internally lite" illumination, etc.

Motion to adjourn

MOTION: Jonathan Soroko

SECOND: Larry Belcher

AIF

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

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Terri Renaud  
Planning Board Secretary