



## Halifax Planning Board Meeting Minutes October 1, 2020

A meeting of the Halifax Planning Board was held on Thursday, October 1, 2020 in the Multi-Purpose Room at the Halifax Elementary School, 464 Plymouth Street, Halifax, MA.

All Members Present: Chairman Alan Dias, Vice Chairman Mark Millias, Clerk Rick Merry, Members Gordon R. Andrews and Amy Troup.

Chairman Dias opened the meeting at 6:30pm.

### **Appointment:**

#### **6:35pm – Tony Muscolino - Food Truck “Local Larry’s Taco’s” – possible site plan review/waiver (proposal discussion)**

Larry MacDonald (Tony’s partner and Halifax resident) is present. Mobile taco trailer is 24’ x 8’ to be parked across from the Halifax Post Office at old Morgan’s Power Equipment (546 Plymouth Street). Lot is about 30’ x 152’. Has its own power through private generators. Larry has all licenses and Board of Health certificate. Rough idea of schedule: three days/week, not permanent. One day/week breakfast and lunch, weekdays lunch and dinner. To close 6:30/7pm. No seating, no facilities. Lot can be entered all around, wide open. Per Larry, can probably park 30 cars in the 152-foot lot. All food fresh and contained. Open mostly weekdays, every other weekend. Board requests written waiver of site plan requirements, formal schedule, list of employees and sketch of parking lot. Trailer left overnight for next day to open, set back closer to building. If cannot get site plan, suggestion to get Assessor’s map, blown up with sketch. If temporary sign, will need to be cleared with building department. Larry will email secretary with information requested by Board.

### **Appointment:**

#### **6:50pm – Webby Engineering - 279 Wood Street – Form A**

Joe Webby is present. Property for the Boutmains. Dwelling on lot. Would like to create two lots: Lot 1 and Lot 2 with more than 150 feet of frontage and more than 40,000 square feet of upland. Board reviews plans. Currently Lot 4 on Assessor’s map. Identical frontage on Lots 1 and 2. Wetlands running through it. FEMA zone line present. Perks were done.

**Motion to approve Form A for Edward Boatmain Trust on Wood Street  
Map 118 Lot 4 by Webby Engineering: Millias  
Second: Troup  
All in favor (5-0-0)**

Board signs plans/mylar.

### **Discussion:**

#### **Pasture Lane Status**

Building department is okay with lot configuration the way it is and will be issuing a building permit at some point. May be an issue with septic design which will need to be resolved. Developer to bring a punch list once issues have been resolved. No building permit issued until road work complete which is standard procedure. Lot is being held in lieu of finishing road. Developer agreed to finish road and will then look for lot to be released. Lot is buildable according to building department. Buyer John Paquette will send a list of items to be completed via email on Friday (10/2/20) with time frame as he wants to get on it right away.

## **Discussion**

### **Verbatim Meeting Minutes**

Dias prefers general version of minutes. Andrews would like minutes to continue to be done the way they always have. Merry agrees. Troup states the change was for hearings to be done verbatim. The Board agrees to public hearings done verbatim.

## **Discussion**

### **Meeting Start Time**

Board discusses changing meeting start time from 6:30pm to 7:30pm to better accommodate Millias' schedule. Board discusses changing start time from 6:30pm to 7:00pm.

**Motion to start Planning Board meetings at 7:00pm: Andrews**  
**Second: Merry**  
**All in favor (5-0-0)**

## **Discussion**

### **Annual Town Meeting 2020 articles – Article 48 (Multifamily Bylaw) and Article 49 (Marijuana Establishment)**

Town meeting overruled Planning Board's 3-1 decision not to recommend Article 49 so Board will have to come up with site plan review process for marijuana establishments. The Board discusses the process - policies and fees, following up with reviews and inspections. Requirements go on site plan by Planning Board. Usually when a site plan review is waived it is not permanent and has an end date.

## **Discussion**

### **Amy Dwyer/3 Sons Custom will not be occupying rental space at 894 Plymouth St, Unit #3**

Something changed with the business, resulting in no need for rental space.

## **Discussion**

### **Keith Ross – Split Rail Lane/Highland Woods Estates – street sign request**

Street sign will be replaced. Send review engineer to make sure all signs are there. Developer has ordered sign and as-built plan will be coming soon.

## **Meeting Minutes**

**Motion to approve Executive Session Meeting Minutes from August 6, 2020 with Amy Troup's amendments: Merry**  
**Second: Troup**  
**Roll call: Troup - Yes; Merry - Yes; Dias - Yes**  
**All in favor (3-0-0) \*Andrews recused; Millias not present**

**Motion to approve Meeting Minutes from August 6, 2020: Merry**  
**Second: Andrews**  
**All in favor (4-0-0) \*Millias not present at this meeting**

**Motion to approve Meeting Minutes from August 20, 2020 with Amy Troup's addition on page 2 (when Sarah Stearns stated 61A supersedes 40A): Troup**  
**Second: Andrews**  
**All in favor (4-0-0) \*Millias not present at this meeting**

**Motion to approve Executive Session Meeting Minutes from September 3, 2020: Millias**  
**Second: Merry**  
**Roll Call: Merry - Yes; Millias - Yes; Dias - Yes; Troup - Yes**  
**All in favor (4-0-0). \*Andrews recused from this session**

**Motion to approve Meeting Minutes from September 3, 2020: Millias**  
**Millias withdraws motion.** These Minutes will be addressed at the next meeting.

**Correspondence**

The Board reviews correspondence.

**Other Business**

**Complete Streets Program, Green Seal Environmental, Great Funds Availability – rescheduled for 10/15/20 at 7pm with Courtney Beckwith (Engineering Project Manager)**

**Complete Streets (Pine St and Plymouth St intersection, Holmes St and Oak St intersection) - Dias talked with Highway Surveyor about locations of concern. The Board discusses specific intersections.**

**Signature Authority Fiscal Year 2021 Form – all members sign / 1 member signs and dates warrant line (last line)**

**Motion to approve Gordon Andrews and Amy Troup to sign for Fiscal Year 2021: Millias**  
**Second: Troup**  
**All in favor (5-0-0)**

Board signs sheet.

**Comprehensive Permit “Country Club Estates” 40B Project - continued to October 14, 2020**

Town Administrator Charlie Seelig states this will not move forward on October 14, 2020.


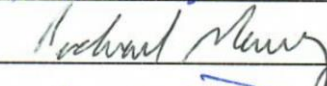

**Adjourn:**

**Motion to adjourn at 8:26pm: Millias**  
**Second: Troup**  
**All in favor (5-0-0)**

Respectfully submitted,

Alan Dias, Chairman

Date: 10/15/2020

  
  
  
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