



Halifax Planning Board Meeting Minutes November 5, 2020

A meeting of the Halifax Planning Board was held on Thursday, November 5, 2020 in the Multi-Purpose Room at the Halifax Elementary School, 464 Plymouth Street, Halifax, MA.

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

Chairman Dias opens the meeting at 7:00pm.

Discussion:

Form A 279 Wood Street – updated plan with corrected lot numbers to be signed

Chairman explains assessor's correction of lot numbers.

MOTION to endorse Form A for 279 Wood Street to approve changes: Andrews

SECOND: Millias

All in favor

Members sign corrected Form A mylar.

Discussion:

Autumn Lane – Peter Palmieri (Merrill Engineers) – owners' inquiry to release from Planning Board

Dias asks Gordon, did the engineering firm change from Merrill to Armory?

And can you give us from back ground? The issues are similar to Pasture Lane. 99% of it is done. Adjustments need to be made, cracks need to be filled, and the as built needs to be done.

Subdivision Autumn Lane owner Don Treannie contacted Merrill Engineers to release property from the Planning Board.

Millias: send out the April 11th 2019 correspondence from Merrill to Treannie

Andrews: that is April of 2019 so the engineer may need to go out again. Suggestion to contact Treannie and see what he wants to do and then have the engineering firm go out and give an update.

The revolving account needs to be checked for amounts to make sure the money is there to have the engineer come out again.

One lot was held in lieu of a bond and there have been some issues with the road. Property was abandoned for a while. 99% of the project was completed (topcoat is on) but developer must finish punch list for the town to sign off. There are some adjustments, i.e. cracks etc., that need to be complete as well as an as built. Board will go out individually to inspect. Board agrees to have secretary contact Treannie to advise on what he would like to do to move forward.

Discussion:

Pasture Lane Status

Chairman received an email from resident. Developer was not asked to attend tonight. There was a change in the remaining lot (location of house / septic system) but the lot did perk. In the next 60 days, once plan goes through the Board of Health, there will be resolution. This will stay on agenda as a reminder.

The lot did perc in a different spot then originally perced

Discussion

Country Club Estates 40B – plan review for recommendations/comments to the ZBA

Meeting will take place on November 18, 2020. Board should read comments on review/reports as it might be helpful in assisting the ZBA with any questions or concerns. Secretary will post meeting for Planning Board to attend. Town Administrator Charlie Seelig confirms this is a Zoom meeting and all information / plans are on the Town website.

Member Rick Merry needs a copy of the application book for this project. Recommendations (comments, concerns, questions) will be needed before the meeting on the 18th.

Discussions on drainage issues.

Discussion

Change Planning Board in-person meetings to Zoom meetings

Board discusses going full Zoom due to Covid-19. Board agrees to do Zoom meetings until further notice.

MOTION to make the next meetings in the foreseeable future Zoom meetings to help with school setups and prepare for any shutdowns: Troup

SECOND: Merry

Charlie Seelig or Cesar Calouro will be the host of these meetings.

All in favor

Secretary will be advised that the Board receives enough hard copy plans and folders (if desired) as well as digital so that any member who wants to can pick one up from Town Hall.

PDFS WILL ALSO BE PROVIDED ONLINE to be able to share on our Zoom Meetings

Discussion:

Complete Streets Program / Green Seal approval and project list

Board will need list of 15 prioritized projects prepared by April 1st 2021. Board agrees this should stay on the agenda to allow the public's input. There is a discussion of Shared Streets vs Complete Streets programs with Seelig. Troup is concerned with spending Chapter 90 funds on engineering to get a grant when there are roads that desperately need Ch 90 money **Troup stated that the town has roads that can be leaf blown and chapter 90 money should be used for the streets in town that need repair. Troup especially mentioned the Aves tar overturns with a leaf blower and Hayward Street needs an etire rebuild. Dias does not recall this information about the chapter 90 money, and it was confirmed by Steve Hayward at the last meeting, Merry confirmed Hayward talked about using Ch 90 money. Hayward received a \$500,000 grant for our streets. (removed last meetings quote) replace with: The Grants cannot be applied for unless the town puts up the money for the engineering; it's a gamble to use towns money in hopes to hopefully get the grant.**

Nature trails are part of Shared Streets program. Figures are not necessary for project list.

Dias asked Seelig if there was a grant of \$38,000

Merry Again stated he remembered the engineer stating that the town needed to pay for the engineering The \$38,000 is said to be a grant by Charlie Seelig

The next day an email from Charlie shows the \$38,000 being an obligation to spend not a grant By April 1st 2021

Andrews: 15 projects together highest priority to lowest priority No costs labeled.

Dias: for some strange reason they are asking for 15 from each community Went through pine street intersection and the Holmes oak street intersection

Troup urge The Board to read implementation plans in the contracts.

Discussion:

O'Reilly's – 330 Plymouth Street – sidewalk at entrance heading out to street

Sidewalk entrance to O'Reilly's is discussed. **Dias has a picture.** Handicapped drop-down goes out to 106 rather than west, which is concerning. Project manager agreed. This should allow the Board to keep in mind sidewalks for 40B Country Club Estates project. Dias does not think there is much the Board can do at this point. **Andrews stated that it is our place to let them know.** Troup says this is a safety issue and that we urge you to change it and protect the town from lawsuit. **Dias disagrees and states the plan was already approved. Dias calls for Charlie's input. Andrews states**

we do not need to ask Charlie, we are the board here. Millias agrees with Andrews. Andrews says: We need a letter sent to them to let them know to protect people from a safety issue. Amory will be contacted to see what can be done for public safety reasons.

Correspondence

The Board reviews correspondence.

10/19/20 – Email from Barbara Gaynor with Amy Troup’s 10/15/20 Public Records Request

Troup would like to know the source of document read into record at the 9/3/2020 meeting by Dias. Troup states that Dias, in the past, did not feel it necessary to read anonymous documents which is why she would like to know the source. Dias states this was not an anonymous letter that he read into record and is irrelevant. **Troup stated to Dias that it was funny he read the anonymous letter out loud and Amy wanted to know where it came from as it had to do with the open meeting law violation against Dias and then two agenda items later called to make it so the board would not read anonymous letters. Again, Very Unfair to the woman on the board.**

“Your comments are noted” Dias. And Dias States the letters/notes author is irrelevant. Andrews states Board members should have copies of anything read into record.

Dias, **“Who stat d it was anonymous”**

Amy, **“you”, it was from our mailbox. (referring to the Planning Board Mailbox at the town hall)**

10/19/20 – Amory Engineers Review Proposal from Pat Brennan for 311-313 Plymouth St (Casagrande)

Dias informs the Board he asked that there not be a review on this project right away as there were septic issues. A plan was resubmitted to the Board of Health which needs additional work. Dias spoke to designer who will bring the plan into compliance for Title 5. Designer would like to use same plan for septic and site. Updated plan is not expected for another couple of weeks.

10/21/20 – Email from Alan Dias to Charlie Seelig regarding Bud’s Goods (off of River Street)

Dias informs Board of septic easements and drainage discussion with Board of Health. Dias made suggestions to engineers regarding parking lot and roof drainage. Plans have not been submitted yet. Troup inquired about a file for Bud’s Goods and suggests a Planning file be created. Seelig adds that this project has not been filed with Planning Board. A conceptual plan was presented to the Planning Board, but nothing formal. Secretary will create an address file for all present and future documents/information for Bud’s Goods on River Street.

The Board reviews Zoning Board of Appeals Public Hearing Notices with no comments.

Bills

MOTION to approve W.B. Mason bill, Invoice #214352887 for Office Supplies for \$41.99: Millias

SECOND: Andrews

All in favor

Other Business

Comprehensive Permit “Country Club Estates” 40B Project - continued to November 18, 2020

Meeting Minutes

Troup explains her additions to 10/15/20 meeting minutes. Dias states he would like changes to be made three days in advance of meeting. Andrews and Millias disagree. **Dias asked to have the changes addressed with the secretary.**

Millias exclaimed that these are our minutes

MOTION to approve Troup’s amended Meeting Minutes for October 15, 2020: Millias

SECOND: Merry

All in favor



Troup hands out copies to each member of her edited Meeting Minutes for September 3, 2020 and explains her additions and changes. The Board, with the exception of Dias, decides that meeting minutes can be written and printed by any member of the Board.

MOTION to approve Troup's amended Meeting Minutes for September 3, 2020:

Millias

SECOND: Andrews

**Voice Vote: Andrews – Yes; Millias – Yes; Dias – No; Merry – Yes; Troup – Yes
(4-1-0)**

Adjourn:

MOTION to adjourn at 8:42pm: Millias

SECOND: Troup

All in favor

Respectfully submitted,

Date Submitted: 2/4/2021

Alan Dias, Chairman

