



## Halifax Planning Board Meeting Minutes September 2, 2021

A meeting of the Halifax Planning Board was held on Thursday, September 2, 2021, at 7:00pm in the Great Hall of the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, September 2, 2021, which are on file with the Planning Board Department and posted on the Town of Halifax website. The video recording is posted on Area 58's Halifax YouTube page.

Members Present: Chairman Gordon R. Andrews, Vice Chair Amy Troup and Member Rick Merry. Clerk Brendon Elliot and Member Mark Millias are absent.

Chairman calls Halifax Planning Board meeting into session at 7:05pm, states members present and reads agenda into record.

**MOTION to accept the agenda as read:** Troup  
**SECOND:** Merry  
**All in favor (3-0-0)**

### Appointment

**7:00pm – (Hearing) Proposed Zoning By-Law Changes to Chapter 167-7(D)(14) Medical Marijuana Treatment Centers, 167-7(D)(15) Marijuana Establishments**

Colonel Boothe (petitioner) present.

The Board discusses recommending the proposed changes. Merry states that the way the buffer is now limits the town to only having a couple of locations for marijuana establishments. Merry can see the point made at the last meeting by Rylie Hawley of putting a cap on marijuana establishments in the town, gives no competition. Troup can see limiting the establishments but also there is the freedom of being able to promote and have different things. Board is reminded that the changes proposed remove the buffer altogether. Troup posted on her Facebook page to see resident feedback however Troup states she did not feel that she got enough to get a good feel; most people she heard from didn't care as long as it didn't affect children and impact traffic. Andrews agrees that a 500-foot buffer is tough but if it's restricted so nobody can do it, then the By-Laws get thrown out. The Board agrees that the Town is ultimately who decides.

**MOTION to support Colonel Booth's change in the medical marijuana treatment center By-Law to waive the language or any establishment license to pour alcohol under the provisions of General Law Chapter 138 Section 12:** Troup  
**SECOND:** Merry  
**All in favor (3-0-0)**

### Appointment

**7:15pm – (Continued) 934 Plymouth Street, Cubesmart – site plan modification (Filed 7/27/21, 45 Days: 9/10/21)**

Applicant Norm Kotoch (Merritt Hill Capital) is present.

No comments were received by other Boards, departments or committees.

**MOTION for site plan approval for Merritt-Hill Capital, LP Norm Kotoch at 934 Plymouth St Map 58 Lot 3D for additional storage buildings to approve the site plan as presented, prepared by Merritt-Hill Capital dated 7/23/21 received 7/27/21 from PMP Associates, Job #022021-028:**  
Troup  
**SECOND:** Merry  
**All in favor (3-0-0)**

The Board gives Kotoch a signed copy of the site plan and signs some of the other copies.

**Appointment**

**7:30pm – 655/657 Monponsett Street Twin Lake Liquors – site plan review (Filed 7/26/21, 45 Days: 9/9/21)**

Applicant and Owner KV Patel, Laurence Gogarty (contractor) and Jim Paul (electrical contractor) are present.

Chairman Gordon R. Andrews recuses himself.

The Board, without Andrews, has no quorum as there are only two members left (Merry and Troup). Gogarty asks the Board if they have visited the site at night. Troup responds she has driven by “tons.” Troup informs applicant that they will need to complete a Letter of Agreement for Extension. The applicant agrees to an extension of 30 days to October 10, 2021 and the Board and applicant sign the agreement. Troup confirms that there were no negative comments from other Boards, Departments or Committees.

Chairman returns at 7:40pm.

**Discussion**

**Josh Liddell – 285 Holmes Street – drainage calculations and soil logs**

Nobody is present.

**Walmart**

No one is present.

**Pasture Lane**

Chairman states he spoke to John Paquette and Paquette is trying to get someone over to Pasture Lane to get something started and would get back to Chairman with more detail.

**Subdivision Control Regulations Chapter 235-6(C) – ANR time frame – date for hearing**

Chairman will try to discuss with Secretary next week.

**Richard Harrison – Map 73-7A-0 – 0 Plymouth Street**

Troup states that everywhere she goes in Town people are asking her about what is going on at this location. There is work going on at this location. Merry states that the last he heard, Richard Harrison sold this lot and moved to Nashville, TN. Troup states it says care of Richard Harrison. Merry repeats that Harrison sold this property. Andrews states they should keep an eye out as you don’t want work being done before a site plan. Troup states that because of so many people asking her about the property, she thinks the owners should be called in to ask what they are doing. Merry states that he heard rumors there is a building going up there but there are no permits. Troup adds that there is no site plan. Chairman states the Board needs to have this discussion. Troup and Merry agree.

Chairman adds that the Board should also look into where the old King’s Plaza as there seems to be a lot of site work happening there with no update of a site plan. Troup adds that they were in front of Conservation at this plaza to get rid of conservation area and move septic system.

Troup thinks the Board should get back to Map 95 Lot 6\*, 0 Monponsett Street as the Board agreed the Building Inspector issue a cease and desist on the property. Board would like an update from the Building Inspector.

**MOTION to have the Building Inspector give a determination and update on Map 95 Lot 6\* on Monponsett Street: Troup**

**SECOND: Merry**

**All in favor (3-0-0)**

\*Map 95 Lot 9, not Lot 6.

**MOTION to have the Building Inspector give a determination and his thoughts on Map 73-7A-0 on Plymouth Street: Troup**

Andrews states they can ask the Building Inspector if there’s been any permit requests on this location. Troup amends her motion.

**MOTION to ask Building Inspector if there have been any permits pulled for Map 73-7A-0 on Plymouth Street in Halifax: Troup**

**SECOND: Merry**

**All in favor (3-0-0)**



**MOTION to write a letter to the owner of plaza located at 344-416 Plymouth St requesting an update to their site plan: Troup**  
**SECOND: Merry**  
**All in favor (3-0-0)**

**Bills**

Plympton-Halifax Express – Invoice #12704 - File #951, 314 Plymouth St Advertisements for Special Permit = \$90.00

**MOTION to pay Plympton-Halifax Express Newspaper Invoice #12704 for 314 Plymouth St ads for special permit for two insertions totaling \$90.00: Troup**  
**SECOND: Merry**  
**All in favor (3-0-0)**

**Correspondence**

The Board reviews all mail items.

**Meeting Minutes**

Troup amends the 8/5/21 Meeting Minutes to reflect that there was no formal motion for a change and the Board re-approves and signs the minutes.

**MOTION to accept the Meeting Minutes for August 5, 2021 with an addition that on page 3 the Board agreed to meet with the Selectmen regarding the Planning Board secretary falling under the jurisdiction of the Planning Board: Troup**  
**SECOND: Merry**  
**All in favor (3-0-0)**

Troup did not get a chance to review the 8/19/21 meeting minutes and requests to hold off on approval to next meeting. Board agrees.

**Adjourn**

**MOTION to adjourn: Troup**  
**SECOND: Merry**  
**All in favor, 3-0-0**

Respectfully submitted,

Date Submitted: 9/16/2021

Gordon R. Andrews, Chairman

