



APPROVED

Halifax Planning Board Meeting Minutes June 16, 2022

A meeting of the Halifax Planning Board was held on Thursday, June 16, 2022, at 7:00pm in the Selectmen's Meeting Room at the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, June 16, 2022, which are on file with the Planning Board Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page.

Members Present: Chairman Mark Millias, Vice Chair Amy Troup, Clerk Rick Merry, Members Robert Gaynor and Brendon Elliot (by phone).

Chairman Millias calls Halifax Planning Board meeting into session at 7:00pm, states all members present and reads agenda into record.

MOTION to approve the agenda as read: Troup
SECOND: Gaynor
All in favor (5-0-0)

Appointment

7:00pm – ARCOR, LLC / Barbara & Kozhaya Nessralla - 69 Summit Street Proposed Solar Array – Site Plan Review

Present: Kozhaya and Barbara Nessralla (owners), Rich Riccio (Field Engineering)

Riccio presents the project to the Board. States a similar array was approved in 2015 on the same parcel of land and modified in 2017. The parcel itself is just under 10.5 acres, the array is a 1.6-megawatt array approximately 3,600 panels within a 7-foot high chain link fence. The fenced area is just over 5 acres. There is an equipment pad off the driveway into the site, 20-foot wide gravel driveway into the site dedicated to the driveway for the solar array. There are 2 proposed gates on the site for emergency access. One at the driveway and one at the rear of the property. They will be equipped with knock boxes for emergency access for the fire department so they can get into the site. The site is adjacent to the Town soccer field. Riccio presents location of site on plan. Riccio reviews previous decision from Planning Board which requested a 20-foot access aisle around the entire array between the panels and the fence which are incorporated into the design presented. The Board also requested some areas of screening plantings (vegetation) so Riccio refers to proposed single row of arborvitae along the Town side and a staggered row on the Harvest Lane side. There was also a condition that a portion of the fence along the Harvest Lane property be a solid vinyl white fence which is proposed on the current plan. A proposed row of double plantings are referred to on the plan by Riccio to prevent visibility from the street; approximately 80 arborvitae plants placed 6 feet on center. Conditions that the Board previously approved such as hours of operation for construction is pretty typical, standard that they take no exception to. Riccio states that he submitted a Stormwater Management system. He refers to the area as being used as farmland and will become more of a meadow ground cover with the plantings so there isn't any increase in the rates of runoff on the site. Riccio is proposing erosion control measures but bearing construction and infiltration trenches along the fence line to intercept runoff from the site prior to it going off property; to slow it down and induce sheet flow conditions to minimize the potential for any channelized runoff leaving the site. There is a wetland line on the site that was approved at the end of 2021. There's no equipment within 100 feet of the wetlands, there is a portion of the fence line in the outer 100 feet, maybe 80 feet from the wetland line but there's no proposed panels or work inside. The concrete pad was sized based on the layout of the equipment, the inverter and transformer. An energy storage box is also proposed on this pad. A small ground energy storage is becoming more prevalent on these solar sites as they move into the next smart program regarding to the State's requirements for these projects. This will all be reviewed by the fire department and building permit applications as they move forward with the project site. Riccio confirms that the pad area is not that much greater than what was previously proposed, it's similar and the size is incorporated into the stormwater calculations. Riccio has a crushed stone infiltration trench around the perimeter that would promote the recharge of the water that hits the pad into the ground so as not to produce additional runoff off the pad. Riccio confirms there is no structure on the pad. He explains that the battery storage comes in a storage container that it would sit on, there is no proposed shed or structure with roof on the pad.

Millias asks if the overall percentage of the lot being used now is greater than previously. Riccio responds that the fenced area is about 5 acres as well; 5.2 because they pushed the fence out a little more but for the most part it's the same from the original plans. Troup asks how far away the solar panels are from the property lines. Riccio responds 30 feet, falls within the setbacks. Millias updates Gaynor on the history of the project. Gaynor asks how often maintenance is required – trucks coming in and out. Riccio responds that it is monitored from off-site so if there are any issues they would be addressed. Landscaping would probably be every 2 or 3 months at the most. Equipment would just be a pickup truck, what one would see for landscaping. Merry confirms that there will be grass

under the panels, a meadow seed mix, like clover. The panels are 3 feet off the ground on the low side, 6 – 8 feet on the high side which is a typical fixed tilt. Board confirms they are comfortable with 7-foot high fence between the site and the soccer field. Troup confirms again that none of the solar panels encroach on the lot lines. Millias confirms that there is no more proposed work, other than the access and array, in the front section. It is confirmed that the highest point of the array including equipment would be 8 feet. Gaynor explains that he asks because there was a Med Flight on the soccer field at one time and wants to be clear on the lighting and heights, etc. Riccio states they will be going before Conservation for Stormwater permit and fencing.

Millias opens up to the public for questions, comments or concerns. Endorsement from unidentified audience member.

Millias sees no issues himself, but the Board agrees that this project will need to go to peer review with Amory Engineers/Pat Brennan. Troup confirms with Riccio they will also wait for any comments from all other departments and boards. The Board thanks Riccio and Nessrallas and they depart.

Discussion

Isabel Simoes – 12 Sherwood Drive – Drainage Easement for Highland Woods

The Board reviews the photos sent in from Simoes and the file for 12 Sherwood Drive. Millias reads email from Simoes (re: 5/25/22) into record with her questions and concerns. The Board reviews Meeting Minutes from 8/16/18 and 9/20/18 and the Planning Board files to find the most updated information. Board discusses if the road was accepted by the Town. Millias states once the road is approved, the responsibility would be the Town's. Gaynor brings up a potential Homeowner's Association being responsible. Millias explains that there could be a Homeowner's Association that's deeded in through a subdivision even though the subdivision road has been accepted by the Town and the Town would be responsible. Gaynor states that if a retention pond is on lot that's owned by somebody as opposed to a separate independent lot that the Homeowners Association might take care of. Millias states that he thinks the Board can assume that the Town has not accepted the road. Millias states the Board should reach out to Welby Builders/Don Gillespie to discuss timeline of completion, which would help the Board answer Simoes' question #1 in her email. Millias states the fence is not required, in answer to Simoes' question #2. The third question will be answered with the information from the first question. Millias states that Ed Johnson owned the property at one point, but Millias states it is now Welby Builders. If there is a \$10,000 bond still being held, Millias believes it would cover what is left to be done. Millias states there should be a maintenance schedule. Merry states it sounds like Welby Builders needs to take care of the detention basin, curbing, etc. Millias asks Secretary to contact Mr. Gillespie (developer) for a timeline of completion for Sherwood Drive and to invite him in, if he'd like to discuss it with the Board. Troup confirms that there is no maintenance schedule in the files.

Pasture Lane - status

A request for Legal Services was made to the Board of Selectmen (twice) and finally approved. The request is for Town Counsel's opinion on the Board's liability (re: Motion made during Pasture Lane discussion, see Meeting Minutes 6/2/22). Email forwarded to Board from Pasture Lane resident Tina Kenyon on 6/13/22 regarding brush piles read into record by Troup.

Bills

MOTION to approve Amory Engineers Invoices #15888A, #15888B, #15888C = \$1432.91: Troup
SECOND: Elliot
All in favor (5-0-0)

Correspondence

Board reviews mail items.

ADGA Realty (0 Plymouth Street) and Malden Redevelopment LLC (592 Plymouth St) – Site Plan Review for retail/office

Chairman Millias states several times that as the applicants are not present and not presenting this project at this meeting, there shouldn't be any discussion at this time. Troup and Gaynor don't see any harm in discussion. The Board reviews proposed plans submitted to Planning Board. Residents in the audience ask several questions which Millias states again should wait until the presentation on July 21, 2022.

Other Business

Registry of Deeds Signature Letter 2022 – Brendon Elliot signature

Elliot will come in to the office to sign. Troup reads into record a Thank You letter to Gordon R. Andrews for his years of service on the Planning Board. The Board signs letter. Elliot will come in to sign.

Adjourn

**MOTION to adjourn at 8:28pm: Troup
SECOND: Merry
All in favor (5-0-0)**

Respectfully submitted,

Date Submitted: 07/07/2022

Mark Millias, Chairman

Mark Millias

OSL

John King
Sallet

Robert Hogan
