

HALIFAX BOARD OF SELECTMEN
SELECTMEN MEETING
TUESDAY, MAY 25, 2021 – 6:30 P.M.
VIA ZOOM

Meeting came to order at 6:30 p.m. with Selectmen, Gordon C. Andrews, Troy E. Garron and Ashley A. DiSesa present.

The following business was discussed:

PLEDGE OF ALLEGIANCE

The Board as well as those attending tonight's meeting stood to recite the Pledge of Allegiance.

AGENDA

Moved by Garron and seconded by DiSesa, the Board unanimously approved the Agenda for Tuesday, May 25, 2021.

MINUTES

Moved by Andrews and seconded by Garron, the Board voted as follows to approve the following Selectmen Minutes:

Gordon C. Andrews - Yes
Troy E. Garron - Yes
Ashley A. DiSesa - Abstained

Regular Session – April 27, 2021
Regular Session – May 10, 2021
Regular Session – May 11, 2021

AFFIRMED WARRANTS & COMMITMENTS

Moved by DiSesa and seconded by Garron, the Board voted as follows to affirm payment of the following warrants and commitments:

Gordon C. Andrews - Abstained
Troy E. Garron - Yes
Ashley A. DiSesa - Yes

Payroll Warrant	#111	\$ 374,381.97
Vendor Warrant	#112	\$ 175,619.96
Withholding Warrant	#113	\$ 132,347.10
Vendor Warrant	#114	\$ 241,805.67
Ambulance Commitment	for	\$ 90,552.28
5/3/21 – 5/9/21		
Ambulance Commitment	for	\$ 52,087.02
5/10/21 – 5/16/21		

Moved by DiSesa and seconded by Garron, the Board voted as follows to affirm payment of #2595, #2596, #2599 & #2609 in payroll warrant #111; #2626 in vendor warrant #112 and #2678 in vendor warrant #114:

Gordon C. Andrews - Recused
 Troy E. Garron - Yes
 Ashley A. DiSesa - Yes

APPROVED WARRANTS

Moved by DiSesa and seconded by Garron, the Board the Board voted as follows to approve payment of the following warrant:

Gordon C. Andrews - Recused
 Troy E. Garron - Yes
 Ashley A. DiSesa - Yes

Payroll Warrant #115 \$ 428,266.25

Moved by DiSesa and seconded by Garron, the Board unanimously approved payment of the following warrants:

Vendor Warrant #116 \$ 147,026.33
 School Warrant #117 \$ 6,432.23
 Withholding Warrant #118 \$ 147,874.30

APPROVED BILLS

Moved by DiSesa and seconded by Garron, the Board unanimously approved payment of the following Selectmen bills:

W.B. Mason (office supplies) \$ 71.02
 National Grid (Town Hall electricity) \$ 815.94
 W.B. Mason (office supplies) \$ 24.02

GENERAL MAIL / DISCUSSIONS

Live Entertainment Permit – James Farmer

Moved by Garron and seconded by DiSesa, the Board unanimously approved Permit #2021-13 to James Farmer for live entertainment at 5 Highland Circle on Saturday, August 21st from 4:00 p.m. to 9:00 p.m.

Family Medical Leave

Moved by Garron and seconded by DiSesa, the Board unanimously voted to grant Officer Joseph Cushman request for intermittent Family Medical Leave beginning on May 21, 2021 and to end no later than May 20, 2022.

Return to Work from 111F Leave – Officer Cushman

Moved by Garron and second by DiSesa, the Board unanimously voted to end 111F leave for Officer Joseph Cushman as of May 11, 2021.

Cemetery Superintendent & Burial Agent Reappointment

Moved by Garron and seconded by DiSesa, the Board unanimously voted to reappoint R. Steven Hayward as Cemetery Superintendent & Burial Agent with a term to expire on May 14, 2022.

Ambulance Abatements

Moved by DiSesa and seconded by Garron, the Board unanimously voted to approve ambulance abatements for April 2021 in the amount of \$95,366.09.

Discussion on Re-Opening of Council on Aging Building

Susan Lawless, when she was wearing her CoA Director hat, asked for advice from the Board of Selectmen and Board of Health about re-opening the building (see below for more COVID items). Both Bob Valery and Seelig agree that the building can be re-opened but that the tent should be available for larger groups of people. Garron stated that the tent has been working out well with the men's group, but he is not sure about opening the building. Andrews asked if May 29th was okay and Garron said he would like to see June 1st.

Moved by Garron and second by DiSesa, the Board unanimously voted to re-open the Council on Aging Building on June 1, 2021.

SCHEDULED APPOINTMENT**John Makepeace – White Dog Cranberry – Earth Removal Permit Renewal**

DiSesa recused herself from this discussion.

Andrews questioned that the permit expired in September 2020 and asked what the ramifications would be if they had to re-apply versus a renewal. Bill Madden of GAF Engineering stated that that Makepeace plans to have all the material removed from the pond during this permit application and any material not removed from the site will be used on his cranberry farm for slope stabilization on the project site. He has no desire to apply again for earth removal as this is his third time. The market has not been that great for the removal of the material but now he is able to get most if not all of it removed and will be retaining 5,000 yards of sand for sanding the bog. He is expecting to have the balance of 52,000 yards removed from the site.

Garron asked if there have been any complaints and Madden said none that he is aware of. He thinks Makepeace has been doing a good job keeping the dust & dirt down and tracking any onto the roadways. Seelig added that there have been no complaints here at the office but then again there has not been any activity since September, but he does not remember previous to that of complaints coming into the selectmen office.

Andrew's only issue is that it is a renewal and where it has expired thinks it should be a new permit. He is not against approving it as a new application and could not vote on it as being a renewal. Madden said where the permit expired, he thinks they applied for a new permit.

Seelig asked giving it is a new permit will they be asking for any variances and Madden said there were 3 waivers in the cover letter one being waive the requirements to mark the phase areas with 2-inch PVC pipes the other was the placement of monitoring wells and the third posting of a performance bond, but he believes Makepeace has come in and posted that bond. His recollection was that the town did not grant that waiver for relief on the bonds. McSherry said that a \$5,000 road performance bond and a \$7,500 performance bond are on file at the office, both expire on October 22, 2021.

Seelig asked Madden what expiration date he will be asking for on the permit and he said they would prefer having a 1-year permit issued. With that being said Seelig said we will need a new bond after October 22nd.

Andrews said on the paperwork he has the expiration date of the permit states September 26, 2021. Seelig asked McSherry if the office received anything back in September regarding request for renewal. McSherry said the most recent letter from GAF was dated April 13, 2021, but she can check the files tomorrow.

Madden does not recall submitting anything on behalf of White Dog Cranberry back in September as he thinks due to COVID there was no demand for material, and Makepeace was not actively moving it.

Garron asked Andrews what would satisfy him as he does not see any issues except for what he mentioned. Andrews really wants the application and the bonds to expire within the same timeframe. Madden believes the bond renewal comes up annually, so it is simple to renew the bond upon the expiration date. He does not see that being problematic for Makepeace to renew the bond.

Andrews asked Garron if he was comfortable approving it with the expiration of September and them coming back. Garron said they have had no issues with them in the years they have come in to renew it. Andrews is fine with the project it was just more of the paperwork aspect whether they should approve it now and then have to go through the process again.

Garron said it depends on whether they are going to renew, and Madden said they discussed that today he does not have any desire renew again. His goal is to end the project and will do whatever is necessary to finish the project.

Garron asked that the bond be renewed as soon as possible, and copies be sent to the office other than that he has no objection. Madden suggested that maybe a condition of the permit be that the bonds need to be renewed prior to the current expiration date of the bond and added that the permit would be null and void from that time forward.

Andrews said the paperwork that was submitted stated that basically the Board is only giving a renewal until September and not a full year. Madden thought it was a new permit application.

Seelig said it sound like one or two things are going on either doing a renewal back from last September to this September and if the bond ends in October it covers that period or asking for a new permit, but you only want it for the next 4 months and still with the expiration date of the permit ending before the expiration of the bond in either case the bonds will not have to be renewed.

Madden felt they could not extend an expired permit so if they filed for a new permit then the bonds can simply be renewed within the time frame of the permit.

Seelig said if the Board wanted to, they could start a new permit as of today with an expiration date of May 24, 2022, with the provision that the bonds get renewed when they expire in early October. Madden said that would be perfect.

Andrews is okay with that if Madden is comfortable with them adjusting the dates on the application. Andrews then asked Garron if they typically approve the waivers and he said yes.

Moved by Garron and second by Andrews the Board voted as follows to approve a new earth removal permit issued to White Dog Cranberry for one year expiring on May 24, 2022, with Conditions #1 and #2 being waived but not #3 listed in the letter from GAF Engineering, Inc. dated April 13, 2021 and with the condition that the bonds be renewed before they expire:

Gordon C. Andrews	-	Yes
Troy E. Garron	-	Yes
Ashley A. DiSesa	-	Recused

Green Earth Cannabis – Public Comments on HCA – Monponsett Street

Andrews recused himself from this discussion.

Comments submitted from the following residents were read. Copies are attached hereto and made an official part of these minutes.

Mary Russo

Nicole Nelligan - 649 Monponsett Street

Linda Horne - 7 Trinity Avenue

Scott & Robin Gilpatrick - 26 Dwight Street

Adam Anderson - 649 Monponsett Street

Dominic Fabri - 660 Monponsett Street

Erin Magnani - 671 Monponsett Street

Adam Anderson - 649 Monponsett Street

Anderson stated that he is concerned with the type of people coming in and out. Someone could pass candy through his chain linked fence to his daughter she could eat it or they could get tired of listening to his dogs barking and throw something to them. He further said having a pot shop next to residential homes is not a good idea as nothing is fenced off so anyone can encroach on others property. His wife is uncomfortable being outside hanging out at the pool; people will constantly be looking over at them and it will be worse when the dispensary and liquor store are open. If they can pay cash for a building maybe they can put a stock aid fence up for them to have some privacy. Not to mention the trash is blowing into his yard. He added that having his work vehicle in his driveway could create issues for his house and family if there are people who do not like public servants - not sure what can happen in that aspect. Does not think it has to be on a main road where there are children and families when there is plenty of space on the other side of town to open one up. He asked when the voting was going through on opening it or not. Seelig explained the several steps they needed to do - State permit, HCA (BOS approves) and site plan review and special permit through the Planning Board.

Erica Rossini - 6 Deer Run Road

Rossini asked if approved can the town designate hours of operations and what is the date they are looking to become up and running. Seelig said the hours of operation would be part of the site plan and special permitting process and as for the time of up and running that is usure because there are numerous approvals needed which can take a couple of months. She asked if the liquor store had all its permitting to open and Seelig believes the site plan review was done several months ago with the Planning Board. They did not need any other permitting beside the normal building permit, and they have their liquor license that is in good standing.

Kristen Mearls – 26 Bow Street

Mearls asked how dispensaries is the BOS going to approve as there are two right now so is it one or the other or both. She agrees with Anderson about the trash and said that there will be noise and traffic. Seelig said there is no quota here in Halifax, but some towns have done it so it is optional to the Board as to how many they approve. She added that the liquor store has been there for years, and people have wandered onto the abutting properties so this is a concern because of the amount of people this will attract for this area and the town. She agrees that Plymouth Street would be a better location. As a younger resident the dispensary does concern her having it in a residential area.

Karen Gomm - 33 Bow Street

Gomm has been a resident for 40 years and said this is a residential neighborhood even though commercially zoned. She is opposed to it and said there are bus stops on both sides. There is not a lot of parking to begin with and not sure how getting in and out is going to be. This area is not a good spot for this.

Mamadukes (could not hear her name or address)

She asked how many businesses can be on that lot as she was under the impression it was zoned for only one. As far Seelig knows there is more than one because in the past there have been two businesses on the property, but this would be a zoning issue brought to the Planning Board as part of the site plan and special permitting.

Flower and Soul - Public Comments on HCA – Plymouth Street

No comments have been received prior to tonight's meeting but the board was going to open the meeting for comments.

Chris Winiewicz – 129 Circuit Street

He agreed with the comments for the Route 58 site and said a lot of the comments would pertain to Plymouth Street also as there are residential neighborhoods surrounding the proposed location. Some of the neighborhood is a horseshoe and could become a cut through traffic if traffic gets blocked on Route 106. He further went on to say that information keeps changing from when it was first proposed, and it is not adding up - some of the statements are misleading or false. At some of the first meeting they said they talked with the police chief and discussed concerns then the next day he followed up with him and he said a lot of the stuff was not discussed. When first proposed they said not to worry about the traffic and that it would be an appointment only facility but at their community outreach program it would be that you call ahead and drive up to pick it up. He talked with the police chief, and he said he would have concerns with that type of store because they could control the traffic better with an appointment only store. They also have been giving multiple traffic data that does not add up. Seems like they are trying to hide what could happen to Route 106 and are not talking about the number of cars coming out of the parking lot. They said they could not do a real traffic study because of COVID. They did use the 2019 report from Old Colony Planning Council but none of the concerns in the report were addressed. When the parking lot gets back-up Route 106 will be backed up from the town line to the center. Not to mention when people cannot get in the parking lot is their GPS going to re-route them to the side streets behind the building. When first presented the average sales were one figure now they are lower - they do not want to talk about what the projected revenue will be that the town might get.

Andrews said he attended the meeting and heard some of the items they brought up. He asked if there were specific issues with the HCA that he thinks is not agreeable to the Town. Winiewicz said definitely about protecting the neighborhoods and everything is reactive – once they go in you have to get a certain number of problems within a certain number of weeks this will be all after the fact once they are in and the neighborhoods will be suffering after that. They have not talked about the effect of the traffic will have on them.

Andrews asked if he thought this would be more traffic than what Nick & Angelo's Plaza has down the street and he said it could but the data that Flower & Soul have been given have fluctuated making the calculations more than what they are saying. He further said that stripe of the road is the highest speed zone, and it is a passing zone, and he thinks it is higher than where Nick & Angelos is. He said they tried to compare this business to Stellas and downplay it saying it was a fast casual restaurant with 540 cars a day and anyone who lives in Halifax knows that is not true.

Jennifer Green - 61 Cranberry Drive

She said that comparing the location with Nick & Angelos is not the same. The location they are looking at has many outlets with sides streets and cut throughs where Nick & Angelos does not.

Andrews was trying to get a feel as to how many customers the store would generate and what the traffic into that area would be from the store because on the meeting a couple weeks ago, they might have thirteen to sixteen customers at peak hours if they did sales by appointment.

Green understands what he is saying but thinks that it is ridiculous to figure out how many customers will be coming through and not a realistic projection.

Winiewicz has gone to the one in Kingston and Plymouth and have counted cars within 10-minute periods and said the volume is same as when Dunkin Donuts backs out on to Route 106. If you look at a lot of the dispensaries, they are set back in industrial park The one in Plymouth – the traffic has been filtered out.

The one in Rockland is near a set of lights where it gives traffic time to break up between lights. He knows the town wants it, but we need to pick a place maybe industrial area or down the center and keep all the business in one centralized commercial district. He also said at some point we will have to widen the roads so do we want to do in one location or spread it out all the way down Route 106.

Andrews said if widening the roads need to be done that that would be part of the impact fee that we would be looking to negotiate. Winiewicz said you are looking at millions of dollars to do that which is more than the impact fees will cover. Andrews thinks you have to show a cost to have an impact fee. Winiewicz talked with the Finance Committee and Cannabis Control Commission, and they are advertising 6% but only guaranteed 3% so the town will have to keep a list of the other 3% impact and that money can only be used for impacts. Andrews said the impact would be the traffic. Winiewicz said if we only get \$300,000 and it takes 5 or 6 million dollars to do the road where is the rest of the money coming from.

Andrews said there would need to be a discussion of what requirements need to be in the HCA. Winiewicz said the HCA does not protect the residents in the neighborhood and said other towns have denied the HCA because they did not feel it had a negative impact in neighborhoods like this.

Greene stated to Winiewicz that he is going to have to do the foot work for this and fight it because the town is not going to do it. She has done this before in Bridgewater (having trucks shut down on a street).

Karen Fava – 66 Clyde O Bosworth Road

She asked if this was going to cost extra for our police and are our taxes going to increase. Also, Morgan Power Equipment (next door) has big trucks and trailers coming and going into and thinks it is an accident waiting to happen.

Winiewicz said a police detail was discussed and it sounded like they were only willing to have temporary detail in the beginning - in the HCA it should state that a detail should be there for as long as it takes. That was another issue with the chief maybe police details are okay in the street but previously in other towns they have been on the property and now you can lose federal funding and get in trouble because the police department is receiving revenue from a federally illegal substance.

Sharon Smith – 495 Laurel Street

She agrees with a lot of what Winiewicz is saying and her concern is where Laurel Street intersects with Circuit Street – they were looking to add a right turn only out of the parking lot, but she is nervous it will become a cut through neighborhood. She said when it was first being proposed the location was to be industrial property, but this company did not look at industrial property because this building available with a special permit and convenient to them. This location borders a neighborhood, and she is not on board with this particular location.

Brain Wall – Flower & Soul

He said they did agree to traffic detail for the first two weeks, and he is open to working with the chief on continued patrol as he feels needed. If the town approves them, they agreed to stripe over the passing lane on Route 106. Agreed to purchase flashing speed lights on both sides of Route 106 to control the traffic and to a study if a left-hand turn lane into the property would be justified. They have talked to Hayward to put up no parking signs and neighborhood traffic only. He said they are trying to be as helpful as then can. Agreed to have a traffic attendant to make sure the traffic is flowing, and people are abiding by the rules. As for Stellas they were comparing it as if it was a food establishment. They did have a professional traffic engineering firm that went by national standards used by MassDOT. He understands the concern about it not being in industrial zone but with one hundred and sixty-five dispensaries opened already and three hundred more being permitted, all are being opened on similar roads - such as Bud's Goods is on Route 18 in Abington and Cresco Route 228 in Rockland.

Most are on predominant through ways and people are going to go to the one closest to them and not travel. We want to work with the chief and the neighbors to ensure that the traffic is not an issue. We are going to use natural dim lightning with shields and work with Winiewicz to shield his house from the building i.e., landscaping trees. They are open to working with the BOS, the police chief and the neighborhood. They have committed to the concerns as hand.

Greene said with all due respect to Mr. Wall, all the dispensaries he named are not similar to Halifax and are more industrial and heading towards the city-wide aspect not a small town as Halifax.

Winiewicz agrees with what Greene said. All the towns he mentioned have 4 lane roads and multiple traffic lights.

Andrews asked the status of Mr. Wall's project. Wall said they had special permit meeting and 2 Planning Board meetings, and they are moving to the next stages. There are 3 open items which is they are adding landscaping to their site plan, location of their street sign and the total wattage of the lighting to comply with what Chief Chaves had requested. The next step after getting approval with the Town is getting state approval from the CCC.

Winiewicz questioned the revenue because as Wall just said they are opening every where so Halifax might not receive as much revenue for all the "cons". He also brought up the all the companies, associations and lawyers are now fighting the CCC so that they do not to pay the extra impacts fees and fees that the towns are charging because it is costing them too much money to open dispensaries, they are fighting CCC to stop paying these fees. Andrews said that the agreement that is signed is for the length of term, and they are agreeing to pay whether or not they continue after the term of the agreement he is not sure.

Wall said their agreement with the town is for 5 years and in the agreement, it says they will negotiate an additional 5-year term. He said that their special permit got closed at the last hearing – meaning that the hearing itself has been closed but a final vote on the site plan or the special permit has not been taken by the Planning Board.

Garron said he would like to take it under advisement and post for another day as they have a long agenda this evening. DiSesa said they should discuss at another meeting how many dispensaries they are going let in the town because they cannot have one on every corner and at every entrance to the town and expect them to compete with each other. Not to mention if one place is busy do you fly across town to go to the other place. Garron agreed.

Wall said they can only give the town 3% but the agreement has a clause in it that says the town can request a police detail and they have agreed to that. H added that they cannot move forward with out an HCA and if the BOS was okay with the general terms of the agreement would they consider it so that when they go before the PB for their special permit and site plan they could continue this process. They want to work with everyone, and he would appreciate if the BOS would consider the HCA.

Fava then asked how often is the site visited by an inspector, what is the capacity of customer who can go into the business at one time and what it the capacity of the amount of product that can be in the facility.

Wall said the inspectors show up randomly. They come within the first 30 days and do a surprise inspection. As for the capacity of product it all depends on what they carry. His guess is that there will be a half million to a million dollars of product. The walls to the building are reinforced and the building is already under surveillance with another 4 to 6 cameras added to the outside and there will be fifteen inside.

The Board is going to take the HCA under advisement and not vote on it this evening.

Colleen Fiumara – Appointment to Conservation Commission

The Conservation Commission recommends appointment of Colleen Fiumara to the Commission based on her years of service as the Commission's Associate Member.

Andrews asked why she wanted to be on the commission and Ms. Fiumara stated that that she has been an Associate member for a year and a half and would like to learn more for others and herself. He then asked if she had the time to commit to it and if she has attended town meetings and she stated yes to both. Kathy Evans, Conservation Commission member, was asked by Andrews if she felt comfortable having her appointed and she said yes.

Moved by Garron and seconded by DiSesa, the Board unanimously appointed Colleen Fiumara to the Conservation Commission, term to expire June 30, 2024.

Curtin Bros Oil Flammable Storage License

There is no action for the Board to take tonight as Curtin Brothers still need to obtain a special permit from the Zoning Board of Appeals and approval from the State Fire Marshal's office before returning to the Board of Selectmen for a flammable storage license to be issued from the BOS.

Andrews recused himself from this discussion.

Comments submitted from the following residents were read. Copies are attached hereto and made an official part of these minutes.

- Lewis and Kate Tempesta - 135 Cranberry Drive
- Jeanne Steele - 9 Clyde O Bosworth Road
- V. Richard Greeley - 847 Plymouth Street
- Jennifer A. Greene - 61 Cranberry Drive
- Kim King-Cavicchi - 668 Plymouth Street
- Karen Fava - 66 Clyde O Bosworth Road
- Justin Silva - 50 Clyde O Bosworth Road
- Kimberly & Dom Zanellato

Steve Adams - 22 Cranberry Drive

He is opposed to this and said the issues addressed in the letters are spot on. We have a underfunded and under staffed fire department one that would not come close to being able to handle any type of issue associated with these tanks and the surrounding towns also may not be able to help us in a catastrophic emergency. Traffic is a big issue. This location is one house down from Route 106 & Route 105 intersection. Many accidents have happened there. Leaving Cranberry Drive is challenging at times so adding extra traffic means adding a traffic light - one not paid through taxes but if Curtin Oil wants to improve the infrastructure around their facility by incorporating a traffic light to mitigate some of that absolutely have them do it. There is environmental impacts here as stated in the letters and residential properties are within the location. He asked what is the ongoing maintenance of the tanks.

Karen Fava - 66 Clyde O Bosworth Road

She asked if there is a way to appeal the decision from the Planning Board and hold a public hearing for the neighbors concerned? The Planning Board pushed this forward and it was questioned what that turning radius was. Seelig can find out through Land Council if they must wait for the special permit decision or if they can do it solely on the site plan. He does not believe there is a method to return to the Planning Board for site plan review. People can appeal in court but again he would have check with Land Use Counsel of the process and when that would occur. There is no re do once the permit is approved. There still is the special permit before the ZBA, hence not all the necessary zoning permits have been issued. She asked how they hold a public hearing for concerned neighbors before the ZBA meeting. Seelig said the ZBA hearing is a public hearing. He said if a group of residents want to come together and hold their own meeting there is nothing preventing that.

Jennifer A. Greene - 61 Cranberry Drive

She has done this before and said that everyone needs to come together as a group. She is not trying to stop Mr. Curtin from doing what he is doing but wants it done in a legal and safe way. She has a Facebook page in regards to this and she is doing the research, contacting the people and sharing the data. She is going to do what is right for the neighborhood and the community. She would like to work with Mr. Curtin to make sure the right things get done.

Fava is concerned that this is business zone and not industrial so and she believes he needs to look at industrial zoned property and that someone else tried to do this and was denied because it was not industrial zoned.

V. Richard Greeley - 847 Plymouth Street

He said that when he bought his property over 40 years ago, he was informed by the Fire Chief Calvin that it had a above ground storage permit for 27,000 gallons fuel and 15,000 gallons of propane. The Chief said he would prefer he not put tanks there and stated that there was industrial land down the street, which Greeley agreed with him. The tanks he wanted is not what should have been in a commercial zone surrounded by homes. He thinks it would be a good idea for Mr. Curtin to look at the industrial land here in town. Trailers will be coming in anytime of the day or night and being in an industrial zone no one can hear or smell it. This is his personal opinion and thinks it the best way to run this type of business.

David Mascio - 16 Tenth Avenue

He asked if it was discussed at the Planning Board meeting about a 53-foot trailer holding 10,000 gallons having turning radius on the property – will it be able to make it in and out of there. Seelig believes it was discussed one way or another at the Planning Board meeting but is not before the selectmen at this time. Mascio said it was not discussed at the Planning Board meeting and the problem he sees is that we had to put turning radius in for marijuana establishment, but we are not looking at it for 50-foot trailers coming in. We are looking at 70 or 80 feet of tractor trailer going in and out of this property. He is not against Curtin prospering or building a better business but maybe take what Ms. Fava said and resubmit to Planning Board and have the new members relooked at the turning radius and what is going to be best for the area.

Erica Rossini - 6 Deer Run Road

She asked how often trucks will be coming in to fill the tanks and Seelig said he does not have that answer but said that was some of the discussion at the Planning Board hearing. The Planning Board meeting is on YouTube and the recording can be viewed. She asked if there is a complete/up and running date and Seelig was not privy to that information and said it still needs the special permit with the ZBA, needs to get Fire Marshall's approval and then the matter needs to go to the BOS. She asked if there was a map or picture of where the tanks will be. Seelig said there was a site plan that was submitted to the PB that would show that information.

V. Richard Greeley

He does not think people realize the amount of traffic that can be coming and going such as other oil trucks coming in there to load up their trucks if there was a crisis at Citco or at one of the terminals in Braintree. He also brought up the point that there could be 2 or 3 oil trucks loading up and then a 70-foot-long trailer comes in so trying to jockey all the vehicles out could be challenging.

DiSesa stated where there is not much more discussion and letters have been read that they should keep the agenda going. Garron agreed and thanked everyone for their comments.

Capital Planning Committee

Sandy Nolan requested that the Board appoint a member of the Board of Selectmen to the Capital Planning Committee.

Moved by Andrews and seconded by Garron, the Board unanimously appointed Ashley A. DiSesa to the Capital Planning Committee.

Fire Chief's Contract

Moved by Garron and seconded by DiSesa, the Board unanimously voted to sign the Fire Chief's contract that was voted on at Town Meeting.

Discussion on the Process for Annual Appointments

- Does the Board wish to interview or more current office holders? Which ones? Which date should the interviews be conducted? How much time should be allocated for each interview?
- Does the Board wish to “re-open” various seats and ask for Talent Bank forms from anyone and ask that the current office holders submit Talent Bank forms also? If so, what initial deadline does the Board want to use for submission of Talent Bank forms? Does the Board wish to interview everyone who applies or set up interviews with a subset of those who apply? When should interviews be held? How much time should be allocated for each interview?
- Does the Board wish to vote tonight on the possible re-appointment of any current office holders? If the Board declines to re-appoint someone, what process does the Board wish to follow to fill the volunteer seats and if the Board declines to re-appoint someone who is a paid employee, what process does the Board wish to follow – advertise the position? Deadline for applications? Review of applications? Interviews? Decisions? If the Board does not appoint someone to fill a paid position by July 1, 2021, does the Board intend to have someone fill it on an interim basis?
- Other procedures?

McSherry has not asked the current office holders whether they wish to be re-appointed as she wanted to find out whether there was anyone who the Board would definitely not re-appoint (and therefore not ask those current office holders if they wished to be re-appointed).

Andrews wanted to talk about the Municipal and School Building Committee and the possibility of the Building Maintenance Director, Scott Materna, report the Board of Selectmen. Garron asked if there was a particular reason and Andrews said after going through all the buildings with the Building & Facility Needs Committee, he felt the BOS should have more of an oversight over the buildings. He as added that he thinks they should be doing a walk thru of the buildings once a year. There were a lot of issue with the Articles at town meeting that were on the buildings and bid contracts for the buildings and having Materna as a Department Head over seeing the school and the rest of the buildings, he should be reporting to the BOS.

Garron asked if he wanted Materna meeting with them at each meeting or when necessary? Andrews said when necessary but also, they should get updates from department heads every six weeks letting the BOS know what is going on within their department. Garron said six weeks is a long stretch as things happen quickly and suggested thirty days. Andrews agreed with Garron's suggestion and further said that if they have him (Materna) report to the BOS he would not be looking to reappoint anyone to the Municipal & School Building Committee and Materna can take over those responsibilities where he would be a Department Head. He does not see a Department Head reporting to a Board/subcommittee anywhere else.

Moved by Garron and seconded by DiSesa, the Board unanimously voted to have the Building Director, Scott Materna come meet with the Board every thirty days/once a month to provide updates on the buildings.

DiSesa suggested talking about the process on reappointing individuals - get the recommendation of the Department Heads, and in situations where a person would have needed an evaluation, we should be looking for those.

Especially when we are giving step up and raises and things of that nature. Andrews agreed. DiSesa said when they get the list of reappointments, they should check with the person to see if they want to stay on the Board asking for recommendations from their Department Head or looking at their evaluations and not pass over a list of people who have been on these boards and continue to push them over. We should give others the opportunity to step up and interview for seats. Andrews asked if there were specific areas she wanted to look at. She said there are some but believes we always accept Talent Bank Forms from everybody at all times because there may be people who need to step down. On appointment of officers coming up DiSesa would like to see options for other people to come in and interview for some of the seats/positions in Town. Maybe have all of them interview again. Garron said that would be a lot of people to interview. DiSesa said they could narrow it down if he would like. Garron said he was not up to interviewing every individual. DiSesa asked if Garron had a chance to look over the list to see if there was anyone he would like to interview or open the interview process for and he said he hasn't particularly.

Andrews said that if the Board is interviewing people for positions that they should look at their reviews and that they have taken place - review a spreadsheet of all that information, have a calendar of when those interviews are to take place so that they follow through with them.

DiSesa asked Seelig how he would like the BOS handle the list now and he said that he needs some direction from the Board as to what the process is they want to do. He added that Talent Bank Forms are not used for paid employees but are used for boards and committees. Seelig suggested setting a deadline date accepting Talent Bank Form for the current open seats. He then said if you are doing the paid positions, we do not do Talent Bank Forms so those positions will have to be advertised but will need direction from the BOS.

DiSesa moved to set a deadline of June 2nd, for submission of Talent Bank Forms for the upcoming appointed seats.

Garron said that it is a tight time frame Andrews suggested expanding the date out and then hold a special meeting for appointments and interviews. Garron said it is approximately two weeks before the BOS has to make appointments. DiSesa added maybe have a special meeting to do interviews. Andrews suggested reviewing the Talent Bank Forms for those who submit them and then set the agenda.

Moved by DiSesa and seconded by Garron, the Board unanimously voted to accept Talent Bank Forms for the Finance Committee, Board of Health and the Halifax Elementary School Committee up until June 2nd and hold interviews for those positions on June 8th and accept Talent Bank Forms for all open seats up for reappointment and notifications from incumbents who want to be reappointed up until June 9th.

Paid Positions

Seelig asked the Board how they intended to handle the paid position. DiSesa asked if they would be posting to take applications for any of the paid positions that are coming up for reappointment. Seelig said that this is only for those appointed by the Board and not hired employees who are not appointed. In essence you are telling the current incumbent that you are advertising these jobs and they can reapply for the job if they wish. Seelig stated that he is going to need some time to get the advertisement in the paper (usually 2 weeks' notice for ad) and set a deadline for submitting applications hence he asked when the Board would like to hold these interviews. He can try and get the ad in the paper for this Friday (May 28th) with a deadline of submitting applications of June 11th but if he cannot then it will go in on June 4th with a deadline of June 18th. The Board was good with these dates.

Library Director, Jean Gallant, wanted to state that the library is short one Trustee and she could not put it on the ballot because he never sent anything in writing so she could not put his seat up.

She is asking what the procedure was to get another Trustee appointed. She has tried to email him asking for something in writing, but he has moved out of State and seems to be ignoring her.

Seelig said he will need to talk with Town Counsel to see what they can do legally seeing as the person has not formally resigned and no longer lives in Town. Seelig can post that we expect a vacancy on the Library Trustees and are accepting Talent Bank Forms.

Gallant said the Trustees by laws say that if you miss three meetings you get a letter, but he is ignoring those letters too. Seelig said the internal by laws are not the Town's by laws so again Town Counsel will have to look at it.

The Board agreed on a deadline date June 16th to accept for applications for the paid positions that are up for reappointment.

Council on Aging Director Applicants

The Board was asked if they wished to make a decision tonight about hiring a new Council on Aging Director. DiSesa said that all the applicants were fabulous, but she really liked Jill Carr. She asked if anyone on the CoA had a suggestion and that maybe they can follow up with the CoA to ask their thoughts. Seelig asked the Board if they wanted to have a meeting next week to decide and suggested getting a note to the members of the CoA asking for recommendations. The Board decided to have a meeting on June 1st at 10:30 a.m. to vote on a new CoA Director. Members of the CoA will be asked to attend or send in their recommendations.

Thank You Letters for Town Officials/Employees

The Board asked that thank you letters be sent to various Town Officials who have either retired or left their positions during the last few weeks.

Aldana Road Land Transfers

Joan Pierce of Fish and Game wrote to the Board asking if the Town is agreeable to sell Parcel A this year for the agreed upon price of \$150,000 even though the other matters (transfer of Parcel B to the State, State transfer of the "sliver" along Aldana Road) may not be completed before June 30th. Right now, the \$150,000 is allocated by the State for this purpose and the concern is that the \$150,000 will remain unspent by Fish and Game if the sale does not go through this year. If it does not, then this project will go into the lineup of possible projects for FY2022 funding. Garron said that if the town accepts the \$150,000, we are ahead of the game. Andrews was against closing the deal. Seelig said that they are still interested but it might not be until FY2022. If the Board wants Ms. Piece can come in on June 8th.

COVID

Health Agent, Bob Valery, and Seelig are recommending the following due to the changes in COVID orders from the State:

- Follow the new orders on sizes of gatherings and mask wearing (which includes mask wearing as being optional in municipal buildings (school buildings have their own protocols).
- That the installed infrastructure (plexiglass) remain and hand sanitizer be available, etc.
- That while mask wearing will be optional, questions and comments about decisions by individuals to wear or not wear a mask will not be welcome and will be considered to be harassment of that individual.
- Employees maintain the right to social distance and take other measures to protect themselves and the other members of their households.
- The fogging program is currently every other week and will be discontinued after June 15th although the equipment and materials will be available when necessary.

The Governor has filed legislation to extend certain COVID-19 emergency measures including temporary suspension of open meeting law requirements, special permits for expanded outside dining at restaurants, and billing protections for COVID-19 patients. Does the Board wish to contact Halifax's legislative delegation with its views on this legislation?

Garron does not think we should rush into not wearing masks and sanitizing because loosening up might bring an uptick. Andrews was fine with adopting the State regulations. DiSesa was okay with the State regulations as far as the masks go but agreed with Garron on the fogging. Andrews asked if Garron was okay with fogging until June 30th he Garron was good with that and added that we are unsure who is or is not vaccinated so we should air on the side of caution. DiSesa agreed. Seelig will ask Materna and his staff to continue every other week through the end of June as that is the schedule they are on. The BOS agreed with that.

Moved by Garron and seconded by DiSesa, the Board unanimously voted to adopt the above State regulations with the exception that fogging will continue every other week until June 30, 2021.

The Governor has filed legislation to extend certain COVID-19 emergency measures including temporary suspension of open meeting law requirements, special permits for expanded outside dining at restaurants, and billing protections for COVID-19 patients. The Board was asked if they wanted to contact Halifax's legislative delegation with their views on this legislation. Garron thought it was a good idea to contact them. Andrews asked if they wanted to continue the Zoom meeting and Garron said he likes meeting in person. Seelig said the capacity of the Great Hall will increase to twenty-five this coming weekend but that will disappear given the Governor's directives. He further said that if there are times or places where Zoom is going to be easier to handle the option will be available but if the Governor's legislation gets approved there is no requirement that you have to do a Zoom meeting.

Moved by DiSesa and seconded by Garron, the Board unanimously voted to contact Halifax's legislative delegation to continue to support the Governor's Bill to extend certain COVID-19 emergency measures.

American Rescue Plan

The Town should receive about \$824,000, half next month and half in 2022. Plymouth County has not determined how it will allocate the money (over \$100M). The Commissioners were scheduled to meet on May 26th, but that meeting has been postponed to June 1st.

Local Rapid Recovery Project

There will be a public forum via Zoom on May 26th at 6:30 p.m. This program is designed to help bring more commercial activity to the 106/58 commercial district.

49/63 Carver Street Forestry Products

The applicant has submitted a site plan to the Planning Board. The Planning Board is requesting comments. The hearing will be held on June 17, 2021.

Mosquito Forum

Kimberly King has met with the Board earlier this spring and mentioned the possibility of holding an educational forum. She estimated that the forum would last about 90 minutes. The board was asked if they want her to organize the forum (set the date/time/space) or does the Board wish to hold one on a special date (given the length, it probably would not be part of a regular meeting night). Garron was not sure that the BOS needed to hold the meeting and suggested she could have it in the Great Hall with the Board's support. Andrews agreed with Garron.

Line-Item Transfer

Moved by Garron and seconded by DiSesa, the Board unanimously approved the following line-item transfer:

FROM	TO	AMOUNT
Library Clerical Wages #01-610-5113	Data Processing Part Time Wages #01-555-5120	\$ 350.00

Selectmen's Meeting Space

With the changes in COVID protocols, the Board was asked if they wanted to move their meetings back to the Selectmen's Meeting Room or continue to meet in the Great Hall. If they choose to go back to the Meeting Room, then coordination will need to be made with the Conservation Commission as they have been using the Selectmen's Meeting Room. They may need to return to Meeting Room 1 or use the Great Hall instead of the Selectmen. Garron thought the Great Hall was beneficial at this time for the attendance that has been coming in. Andrews and DiSesa both thought the same.

Office Space for IT Specialist

The Building Committee and the IT Specialist are still looking at possibilities for moving Calouro office to the storage room by the Great Hall or over to the M&SBC Office across the street (M&SBC moved to recycling). Garron suggested sending it back to the Building Facility Needs Committee. Andrews will talk with Materna and the Building Facility Needs Committee.

Cable License Renewal Legal Services Agreement

Attorney Bill August of Epstein & August (the Town has used Attorney Epstein for the last couple of renewals, but he is retiring from practice) has agreed to be the Town's attorney for this renewal cycle if the Board is interested. The cost is \$225 per hour. The license is up in 2024 but under the State's laws and regulations, the cycle begins three years out from the date of the expiration of the license. The Board was asked if they wanted to approve the agreement or take some other action. Garron asked what the other action would be and Seelig said hire another firm. Andrews asked Garron if he felt comfortable with them and Garron said they have done good.

Moved by DiSesa and second by Garron, the Board unanimously approved the Cable Franchise Renewal Legal Services Agreement between the Town of Halifax and Epstein & August, LLP.

Country Club Estates Chapter 40B

On May 19th, the ZBA continued the hearing to July 21st at the request of the applicant.

715 Old Plymouth Street Junk Vehicles

As far as Seelig know, this remains a problem property. The next step will be to send a certified letter to the property owner. If the property remains in violation of the Town's by-laws concerning junk vehicles and junk piles, the Board could decide to fine the property owner on a daily basis. Seelig recommends that the Board drive by the property before the Board's meeting on June 8th.

27 Hillside Avenue Junk Vehicles

Seelig went by the above property last week and the property is in violation of the Town's by-laws. Seelig still needs to send the first letter (not certified). After that, the steps are a certified letter and then a decision by the Board whether to levy a daily fine.

Agreements with Old Colony Planning Council and Tyler Tech

The agreements would cover creation of a phone app to help businesses in Halifax with the Old Colony Planning Council covering the cost through a grant it received. Andrews would like to pass on this for right now. Garron and DiSesa agreed.

Silver Lake Budget Status

The stabilization fund was not approved by Plympton, so it was not approved by two towns. The tennis courts were not approved (withdrawn in Kingston). Both Plympton and Kingston approved the assessment for the operating budget so Halifax will need to hold a Special Town Meeting before setting the tax rate and approve its assessment. There is the possibility that a citizen's petition with at least 200 signatures will be filed in the next couple of weeks proposing a change in the buffer zone for marijuana facilities near restaurants with alcohol licenses. If it is filed, then a Town Meeting would be held this summer. If not, Tuesday, September 7th could be a tentative date for the Town Meeting.

Trucks/Marilyn's Landing/Laurel Street/Circuit Street

A truck every week or two goes down Laurel Street or Circuit Street looking for the Marilyn's Landing "fill" project. MacDonald Industries continues to fine the companies and produce maps, etc. The Board has previously discussed signage on these streets and/or truck exclusions but the residents have, so far, not been interested.

4 Upton Street—Determination on Abandonment of Use

Seelig will be sending a letter to the ZBA asking that, under Chapter 40A, Section 6, that the ZBA make a determination of whether the use of the lot as a single-family has been abandoned per the Town's zoning by-law. That decision will determine the value of the property before the Board goes out to bid for the sale of the property.

One Stop for Growth Program

Deadline for applications is June 4th. The possible projects would be development of a new master plan (last one was completed in 2010) or probably a longer shot, look for funding for an expansion of the current Museum of Halifax for the Council on Aging to be moved to that location. Is the Board interested in having the Town apply for funding for either project? DiSesa and Garron agreed to look for funding for the expansion of the museum addition.

Request for Education Reimbursement

Sergeant Benner has asked for approval for reimbursement of courses taken in police science, law enforcement, or related fields, to be taken during Fiscal Year 2023 (July 1, 2022 to June 30, 2023). The Board could approve this tonight but subject to the requirements (Sergeant Benner has to provide a list of courses, etc.). Similarly, Officer Hingst had already made a similar request and been notified about time frame. Seelig can notify both Sergeant Benner and Officer Hingst of the requirements per the union contracts before a definitive approval is given. The Board was okay with Seelig notifying them.

Use the Town Hall Green - Lori Costa-Cline

Moved by DiSesa and seconded by Garron, the Board unanimously granted Lori Costa-Cline the use of the grounds of the Town Hall on Sunday, June 13th from 12:00 p.m. to 2:00 p.m. for *One Mission Buzz Off for Kids with Cancer* fundraiser.

Talent Bank Forms

The following talent Bank forms have been submitted to the office.

- Marline Amedee for Halifax Elementary School Committee and ZBA
- Michael Bennett for Finance Committee
- Jennifer Carroll for Halifax Elementary School Committee
- Candice Green for Board of Health
- Martha Hall for Finance Committee
- David Macsio for Conservation Commission, Board of Health, and ZBA
- Michael O'Brien for Agricultural Commission, Conservation Commission, Finance Committee and Halifax Elementary School Committee

Surplus Items – Library

Moved by Garron and seconded by DiSesa, the Board unanimously declared surplus the following pieces of equipment from the Holmes Public Library:

- 4 wood/cream tables
- 4 2016 NEC phones
- 2 2011 Panasonic cordless phones

The items will be offered to other departments and if there are no takers will be sold via sealed bid.

Site Plan for 285 Holmes Street

Request by the Planning Board for comments for a hearing on June 3rd for Liddell Bros for storage in an existing building on the site. No action is needed from the Board.

70 Oak Street

The Building Inspector was to meet with the property owner's counsel on May 20th about issues with the property. There has been no update so far.

Cled's Tree Service

A new site plan had been requested by the Planning Board, but one has not been submitted as of yet.

Flower and Soul

Site plan and special permit continues with the Planning Board. Next discussion will be June 3rd.

Proposed Information and Technology Advisory Committee

Cesar Calouro, the Town's IT Specialist, has proposed that the Board create a new ad-hoc committee to include himself, possibly the Town Administrator the Town Accountant, a member of the Board of Selectmen, a representative from the regional dispatch center, a member from the Finance Committee, a member from the Capital Planning Committee, and one interested community member or municipal employee.

Cesar said that basically it is an advisory committee for all IT & Communications projects proposals and day to day operations. This will be a way for the town to be transparent on what the town is doing as well as providing the necessary information to the BOS and other committees so at town meeting if there are questions everyone will be on the same page.

Moved by Garron and seconded by DiSesa, the Board unanimously approved the proposed Information and Technology Advisory Committee.

Pasture Lane

Waiting for developer to submit a revised subdivision plan.

Donation from O'Reilly Auto Parts

As part of O'Reilly Auto Parts' grand opening the Fire Department received a \$200 donation from them.

Police Department Vacation Carryover Requests

Moved by Garron seconded by DiSesa, the Board voted to allow six (6) employees of the Police Department to carryover vacation leave from FY2021 to FY2022 as per their union contract.

Proposed Dock - 501 Monponsett Street

Seelig does not think the Board plays a role in approving the dock but believes that with his Harbormaster "hat", the Police Chief has jurisdiction on this. The Chief is in favor of this, and the Conservation Commission has given its approval.

Chapter 90 Reimbursement

This would be for \$38,000 for Green Seal Environmental work on the Complete Streets application for the two projects for which engineering had already been completed in 2020.

Moved by Garron and seconded by DiSesa, the Board unanimously approved the Chapter 90 reimbursement request for the Complete Streets project.

HVAC Maintenance Contracts

Moved by Garron and seconded by DiSesa, the Board unanimously approved the HVAC maintenance contract for the Holmes Public Library and the Halifax Police Department.

FY2022 State Senate Budget Legislation and Amendments

Information from the MMA about the budget and proposed amendments in case the Board is interested in contacting Senator Brady with the Board's recommendations. The Board is going to pass over this.

Greater Attleboro Taunton Regional Transit Authority

GATRA is interested in providing services beyond what is available now. The next step would be to survey residents as to what services that they would want, beyond what the Council on Aging provides now. Seelig would want to touch base with the new director to determine whether the CoA would like GATRA to provide Elderbus services. The Board agreed with waiting until the CoA Director comes in to move forward on this.

Juneteenth Holiday

Seelig will be talking with Michael Gilman on this and see about setting up a meeting with the Board.

MEETING ADJOURNED

There being no further business, moved by Garron and seconded by DiSesa, the Board unanimously voted to adjourn the meeting at 10:03 p.m.:

Ashley A. DiSesa
Clerk

/pjm

Documents referenced during Board of Selectmen's Meeting – May 25, 2021

5/18/21 email from S. Lawless to numerous recipients – re-opening the CoA building
5/20/21 email from J. Weber – resignation from BOH
5/18/21 email from Kim King to C. Seelig – mosquito education forum
5/17/21 email from A. Snow to numerous recipients – Country Club Estates hearing continuance
5/1/21 letter from Old Colony Planning Council - Local Pilot Project
5/3/21 email from Marilyn MacDonald to C. Seelig – lost truck on residential side road
4/22/21 memo from Sgt. Benner to BOS – intention to continue to take course in police science/law enforcement/or related fields
5/18/21 email from R. Piccirilli to Diane Kildea – 70 Oak Street
5/4/21 email from Planning Board member A. Dias – Cled's Tree Service
4/24/21 email from C. Calouro to C. Seelig – establishing an IT Advisory Committee
5/4/21 memo to BOS from Chief Chaves – proposed dock at 501 Monponsett Street

Letters – Green Earth Cannabis

Dear Mr. Seelig,

My mother received a letter on her mailbox concerning the building on 653/655 Monponsett Street to make it as a marijuana dispensary, I am writing this letter on her behalf and family. My family is very strongly against having this store for several store will be across from our mother' s house, the school bus stops on Ocean Avenue/Route 58 and this area is a residential area. My mother grow up on 642 Monponsett Street across from the Gentle' s store. My grandmother lived there until she was 93, which was over 30 years ago, now my mother is back living there for 40 plus years. Constance LaBarre is 99 years young. My point is that we have seen things come and go on this property. The Gentle store was great, then the store closed and became a restaurant on one side and a liquor store on the other side. The liquor store was a problem to us, people would throw their little nip bottles and beer bottles all over the yard along with cigarette butts and wrappings from whatever. People would hang out in front of my grandmother' s/mother's house and talk for a long time day or night. Our house is very close to the sidewalk. We could hear everything they were saying and talking about all day and all night which sounded like they were right inside the house. It was very scary for my grandmother. She thought someone was going to come in to do something to her, more than once my mother had to come down and calm her down until she fell asleep. We fear the same for our mother once this dispensary opens up. I myself cannot go down to calm her for I live in Pittsburgh Pennsylvania (I do visit her quite often). Once this liquor store closed we didn't hear people talking along the sidewalk all hours of the day and night and the trash around the yard is 99.9% better. Now this Green Earth Cannabis store wants to move in, we fear that the people will start to hang out again around my mother' s

sidewalk their voices will echo into her house. (She is 99 years old). These people could be any age. There is a school bus stop on Route 58 /Ocean Avenue which is very close to this coming store. After being dropped off the students can easily walk down and cross a major highway. Over the years this state highway has been heavily in traffic so to cross this highway will be very dangerous plus it is on a curve. Once a car ran into my mother' s house. My family is against this Marijuana Dispensary store fear it will bring the kids from the bus stop into crossing a busy and a curved state highway. Also people will start to hang out in front of my mom' s house talking all hours of the day and throwing their trash all over the property. Plus this area has been a residential area, you have families who have been living there from one generation after another generation.

Thank you,
Mary Russo

Halifax Board of Selectmen/ Charlie Seelig,

I am writing in regards to HCA proposal for Green Earth Cannabis proposed for the 653-655 Monponsett Street location. As a resident whom directly abuts this property I have concerns: My top concern is the traffic that will be caused by the dispensary, especially in combination with when the liquor/convenience store is up and running. It is not safe to increase traffic at this dangerous corner which previously has endured 3 fatalities. Entering onto Monponsett Street from my driveway (or any of the surrounding streets), now, without either business being in operation, is already dangerous and extremely difficult. An increase of traffic will only enhance this! I am concerned we are risking our children's safety. The parking lot that will be used for the dispensary is at the corner where our neighborhood children get on and off the bus. The constant comings and going's from customers will inhibit my privacy in my own yard (both front and back)what do they plan to do to minimize noise, give privacy, and avoid the eyesore of dumpsters that will accompany the dispensary for the residents whom were here first (8 ft stockade fence ?) As is with different workers renovating the unopened business, I have had people approach my fence and attempt to touch my barking dog or approach my toddler daughter (both of which are unacceptable). With the dispensary having a front and back door I am concerned of how well lit the building will be after hours of operation as I do not want bright lights facing towards my house and shining into two of my bedrooms. (I should not have to keep my blinds drawn at all times) My lesser concern, yet still a concern, is the debris and trash that will blow from the store into my yard. As now with renovation all surrounding neighbors are constantly picking up trash/debris. When the old Twin Lakes Liquor store was in operation my yard was constantly having trash blown in. This area of Monponsett street, though commercial/residential, is majority residential, filled with children whom abut the property. This location is not suitable for the constant comings and goings of what will be two heavy traffic businesses. I think a dispensary could be beneficial for this town, but it is *NOT* suitable for this location. I urge you, before you think money, take the five-minute ride and see for yourselves how much your current residents will be negatively impacted both safety and privacy wise.

Thank you for hearing my concerns
Nicole Nelligan

My name is Linda Horne and I live at 7 Trinity Ave, Halifax, MA 02338. I am opposed to this pot shop opening up. I am concerned about the increased traffic in this residential area. I don't understand why they can't put it in on Plymouth Street which is a more commercial area. I know that this email is not going to make any difference whatsoever, but I wanted to make my concerns heard.

Linda Horne

Greetings from 26 Dwight Street

The re-opening of a liquor store at 653/5 Monponsett Street has been expected but adding a Pot Shop to the neighborhood is not welcome. It is an understandable source of town income, but at what cost? We have read that the town may seek an increase in our already high taxes. So, in a nutshell...higher taxes, pot shop with a collection of package store associated disruptions (noise, lights, crime, littering, and so on....) and for what? Do these increases mean we can expect water lines that can truly meet the needs of the neighborhood? Sidewalks that are level and usable along Rte. 58? Actions to remove several condemned properties in the neighborhood to improve our property value? Likely there are no guarantees, but perhaps you see our point. Why disrupt a family neighborhood, neglecting our needs, while forcing an unwanted business here? Consider keeping the shop proposed for the Rte. 106 Industrial area and take stock of what is best for this residential area. We do not envy your responsibility to make choices since this will have far-reaching consequences, as it effects the lives of people.

Sincerely,

Scott * and Robin (Holzworth)**Gilpatrick

* Resident since 1978

** Resident since 1956

The HCA states they will hire a police detail. One police detail is not sufficient on this stretch of Monponsett street with there being blind driveways just prior to the building and being on a corner that has previously endured fatalities. The traffic that will be caused by the dispensary in combination with when the liquor/convenience store is up and running will make entering and exiting my current residence extremely difficult and increasingly dangerous. We already have a traffic issue at the lights intersecting Monponsett/ Plymouth street increasing traffic flow will not minimize these current issues. We are risking our children' s safety. The parking lot that will be used for the dispensary is at the corner where our neighborhood children get on and off the bus. Using the word "facility" as a loophole to avoid the fact that children congregate both mornings and afternoon for 2 separate bus stops at scheduled times is reckless. Being a resident whom directly abuts this proposed business my privacy in my own yard (both front and back) is being compromised. It has been brought to my attention that parking spots will be against my chain link fence for liquor store/ green earth. What do they plan to do to minimize noise, give privacy, and avoid the eyesore of dumpsters that will accompany the dispensary for the residents whom were here first (a privacy stockade fence needs to be put around perimeter!) As is with different workers renovating the unopened business, I have had people approach my fence and attempt to touch my barking dog or approach my toddler daughter (both of which are unacceptable). With the dispensary having a front and back door. I am concerned of how well lit the building will be after hours of operation as I do not want bright lights facing towards my house and shining into two of my bedrooms. I should not have to keep my blinds drawn at all times. (We have already put in complaints for the lighting that the liquor store has recently installed and spoke with owner) This area of Monponsett street, though commercial/residential, is majority residential, filled with children whom about the property. This location is not suitable for the constant comings and going' s of what will be two heavy traffic businesses.

Thank you for hearing my concerns/questions,
Adam Anderson

Hello,

I am writing to express my concerns in regards to Green Earth cannabis opening a dispensary at 653/655 Monponsett St. As I'm sure you are aware Monponsett St./Rt58 is a highly traveled road. Addresses 653/655 is located right next to a blind bend in the road. The building in question has long been the home to a convenience store with a liquor license, and that type of business will still be located there. Over the years I have witnessed many near misses between cars entering/exiting Rt58 and the cars coming around that blind corner. Adding a dispensary to this building would only serve to increase the traffic flow and accident danger. As with many towns in the area these stores are located in more industrial areas, not in residential neighborhoods. I'm sure there are more suitable locations for this type of business in town. In addition, this section of Monponsett Street is primarily residential with many children living in the area walking and writing bicycles to the convenience store. Is it really in the best interest of the community to have a liquor store and a marijuana dispensary in the same location?

Thank you for taking these concerns into consideration.

Dominic Fabri

Good evening, Charlie

I am writing in response to the potential of Green Earth going in at 653/655 Monponsett St. I am very much against this. This is a neighborhood not an industrial park. Family's live here including young children. There is a bus stop right next door. A lot of us have worked really hard to do things to our property to make our property value go up. If this goes in our property values will certainly go down. The traffic will be much worse and kids asking, "what's that smell?" I cannot express enough how this definitely should not be able to go in. There are many kids that live on this street and the surrounding streets. Please take this into consideration. Thank you for taking the time to read this.

Erin

Letters – Curtins Oil

Dear Mr. Seelig, ~ thank you for presenting our opposition as noted below:

Board of Selectman:

We send this email in opposition of the Curtin Bros Oil - Flammable Storage License. We have serious concern primarily with regard to our safety and that of our neighbors should a fire or spill occur but also with the how unsightly these tanks will be and the negative impact on property values whether the visibility of the tanks are obscured or not. Please do not permit this licensing.

Lewis and Kate Tempesta

Hello

I am writing this email because I have been informed by a neighbor that a special permit is trying to be pulled by Curtin Brothers Oil Company. I am wondering why the residents in close proximity to the proposed development have not been contacted or notified regarding this. I have been in touch with other residents, who would also like to be informed when this proposal will be discussed so that we may attend the zoning board meeting and when the meeting will take

place. Many of us are very concerned and opposed for this special permit to be approved. Below is a letter I received from another concerned neighbor. Thank you for your time and I look forward to hearing back from you.

Sincerely,
Jeanne Steele

Dear members of the zoning board and to whom it may concern,

I, V. Richard Greeley am opposed to this bulk plant for the following reasons.

1. safety. the bulk plant is very close to the rt 106 and rt 105 intersection which has seen many tragic accidents. the plan does not show how you can get a tanker trailer in and turn around on the lot. this was required for my bulk plant plan prepared by webby engineering.
2. I don't think people realize how big this bulk plant is. the fuel storage is 4 times the size of trailers loading fuel at gas stations and it would take 16 retail oil trucks to empty it. look at my bulk plant which has one tank and picture two more 5,000-gallon tanks. this will decrease home values of the neighborhood.
3. Any oil company in the area can approach Curtins Oil to load their oil trucks at the bulk plant for a fee. you could have oil trucks coming in and out at all hours near residents sleeping.
4. Area residents have no idea how loud a 30 or 40 hp motor driving 350- 400 gallons a minute fuel oil pump sounds. many transport companies prefer to dispatch deliveries early in the morning or very late at night to avoid traffic. this could be very disruptive. retail oil trucks pump at 55-65 gallons a minute and there are people that are bothered by the venting fumes. multiply that by six or seven times when loading and unloading trucks and it could bother neighbors.
5. Bulk plants belong in industrial areas.

Respectfully Submitted
V. Richard Greeley

Good Afternoon

I have been advised that Curtin Brothers Oil Company is attempting to push through a special zoning permit which would allow them to store 50,000 gallons of oil in 3 above ground tanks. Curtin Bros abuts numerous residential homes. There are multiple safety concerns regarding this flammable and carcinogenic fuel so close to our residential neighborhoods: containing a potential spill, ignition of a spill, resources available if there were an emergency, evacuation, and long-term health effects as a result of ground water contamination. Additionally, I believe that to have oil tanks, you need pavement catch basins. At this time, I am not sure if Curtin Bros is currently in compliance. I would to know if someone could provide me with that information or direct me as to where I might acquire it? As a mother of 3 children within approximately 1/4 of a mile of Curtin Bros, I am strongly against allowing this. I would like to know if there are meetings I can attend to protest this extremely hazardous/dangerous undertaking. If so, when and where? Could someone provide me with the agenda for the zoning board May 19, 2021? I am unable to open the document. Thank you for your time with regards to this matter.

Sincerely,
Jennifer A. Greene

Hi Charlie

Michael and I property are within the notification guidelines.

We were not notified of the Curtain Brothers hearing by the ZBA, any other board, or the company themselves.

Who is the proper individual to notify, and to ensure they do not neglect to inform us any further?

Thank you.

Highest Regards,

Kimberley King- Cavicchi

Dear board of selectmen

It has come to my attention that Curtin Oil located on Plymouth Street is moving to obtain a special permit to store approximately 50,000 gallons of home heating oil at there location. The oil is going to be stored in above ground tanks. This is a significant amount of oil. I have serious concerns about the safety of storing this quantity of flammable fuel so close to multiple residential neighborhoods. Per the U.S. Department of Transportation a large spill involving this tank would require our fire department to evacuate all households within 1,000 feet. This is approximately 30 households. While most of the households are not abutters by law, they will be effected. Per the U.S Department of Transportation afire involving this storage tank would require our fire department to evacuate all households within 1/ 2 mile. This distance includes the following neighborhoods: Clyde O Bosworth Road, Deer Run Road, Stoney Weir Road, Cranberry Drive, Christmas Tree Lane, and numerous houses along Plymouth Street and Thompson Street. This is a monumental task for our small fire and police departments to handle. Currently the use of firefighting foam is banned in Massachusetts. Firefighting foam would have been the appropriate tool to control a fire involving fuels. However because this foam has been considered highly carcinogenic and a hazard for water run off, it is no longer in use. The fire department does not have the manpower or equipment to fight a fire or control a spill involving this very large tank. Traffic concerns on route 106 are an every day occurrence in Halifax. Route 106 is very congested and having large oil delivery tankers filling these above ground tanks poses an additional traffic concern for an already busy route. I also believe that large storage tanks like these will adversely effect my property value because it adds to the changing nature of Halifax. I have seen Halifax become more and more commercialized over the last decade. We are losing more than buildable land. The town is slowly losing its identity as we transition from a rural farming and bedroom community into an industrial zone. There are serious enviromental, financial and safety concerns about storing this oil across the street from a neighborhood. I strongly urge you not approve this special permit. I have faith you will understand these concerns because our town government always puts its residents first.

Make It A Great a Day!

Karen Fava

Dear board of selectmen

It has come to my attention that Curtin Oil located on Plymouth Street is moving to obtain a special permit to store approximately 50,000 gallons of home heating oil at there location. The oil is going to be stored in above ground tanks. This is a significant amount of oil. I have serious concerns about the safety of storing this quantity of flammable fuel so close to multiple residential neighborhoods. Per the U.S. Department of Transportation a large spill involving this tank would require our fire department to evacuate all households within 1,000 feet. This is approximately 30 households. While most of the households are not abutters by law, they will be

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Respectfully,
Justin Silva

5-18-2021

To Halifax Selectman's office

I Kim Zanelato & Dom Zanelato

Support Curtin Bros Oil Petition to
install above ground Fuel Storage tanks

Kimberly Zanelato

Dom Zanelato

