



Halifax Planning Board Meeting Minutes March 2, 2023

A meeting of the Halifax Planning Board was held on Thursday, March 2, 2023, at 7:00pm in the Great Hall at the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, March 2, 2023, which are on file with the Planning Board Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page. <https://youtu.be/8pgAkbwOsDY>

Members Present: Vice Chair Amy Troup, Clerk Rick Merry and Members Robert Gaynor and Brendon Elliot. Chair Mark Millias is absent.

Vice Chair Troup calls the Halifax Planning Board meeting into session, states members present and reads agenda into record.

MOTION to accept the agenda: Merry

SECOND: Elliot

All in favor (4-0-0)

Roll Call Due to Zoom: Elliot – I Gaynor – I Merry – I Troup - I

Hearing

- **7:00pm** - 0 & 314 Plymouth Street – To Construct a 70'x180' two-story, 25,200 total sf storage building in a commercial business zone.

Fredrick McCarthy was present to represent R&J LLC. McCarthy states they reviewed old meeting minutes from the Planning and Zoning Boards from the previous applicants and saw that there were three things that the Boards did not like. With that they updated their plans to try and meet the Boards needs. They moved the buildings off of Plymouth Street 400ft, instead of one large building they will have eight smaller buildings, and the buildings will be painted the New England Red barn look. Dennis Swart explains the structure of each building and provides a swatch of the material that will be used to construct the buildings. Swart discusses the lighting plan and how it will be dark sky compliant. He shows on the plan where the light will zero out around the property. Larry Silva states that their main goal with designing the layout was to not impact the properties of the surrounding areas. Silva discussed the stormwater draining plan and the direction of where the water will be flowing. The building size was reduced in order to accommodate fire access and make sure fire trucks could get around without any problems. The Board asks Silva some questions about the layout of the buildings, driveways, and drainage. Amy Troup reads an email from town resident Jeremy Gillespie into the meeting for record.

The floor was opened up to the residents. Howard Eastman, 224 Monponsett St, addressed his concerns about if the retention pond on the golf course will have to be larger. Peck answers the questions about the water flows and retention ponds. Brendon Elliott asks resident Tina Alger, 340 Plymouth Street, if she is okay with this plan so she will not be flooded out. She asks that there be maintenance done periodically. Alger states if there is no maintenance done then it will not work. Peck states they are improving the situation as it exists now and that they are going to maintain the ditches and that it is in their best interest as well. Alger asks if the big building could be moved to the front of the property, so she doesn't have to look at it in her backyard. Peck states that if they are able to, they will move it but right now it is not economically possible. Elliot suggested planting arborvitaes in front of the barn to block the view. Residents share their concerns about the landscaping and design of the buildings. The Board closes the floor and discusses amongst themselves the next steps for the applicants. Applicants cannot go to the Zoning Board or Conservation Commission without a decision for the Planning Board.

Silva requests to continue the public hearing until the peer review of the site plan is completed.

Troup request to make a motion to continue petition #981 to March 16th at 7:30 PM

Elliot makes the motion.

Gaynor seconds

AI in Favor (4-0-0)

Appointment

- 416 Plymouth Street Site Plan Review

The board reviews the proposed site plan for a temporary greenhouse and farm stand.

Troup states that the owner of Park Plaza needs to do an entire site plan because he is adding uses to a site plan that has a certain amount of parking spots. He needs to update the site plan to show all the parking spots.

The site plan is being sent to peer review and is being funded by the applicant Kozhaya Nessralla. The Board has been asking for a completed site plan from the owner for over a year. Once the site plan is fully approved the owner can bring in any business to the rest of his building.

Troup asks for a motion to send 416 Plymouth Street site plan from 1/18/2023 to peer review.

Elliot makes a motion.

Merry Seconds.

All in Favor (3-0-1) Troup – yes Merry – Yes Elliot – Yes Gaynor – No

Discussion

- Update on Secretarial Interviews

Troup is looking to set up time to interview applicants for the secretary position.

- OML Violation Alan Dias vs. Amy L. Troup

Troup reads OML violation into meeting for record and responds to each of the complaints.

Elliot states that if there is going to be a complaint towards the board that it shouldn't be directed to one person. Especially the Vice chair who is stepping in the for chair who can not make it for whatever reason. Elliot also states to single one person out is not appropriate. He would like to call in question what the motives are. It has been noted that Troup was the only one mentioned but the whole board is responsible for what happens in the meetings.

Mail

Troup reads in mail to the meeting for record.

Meeting Minutes

Meeting minutes are being worked on and some may be completed for the next meeting on March 13, 2023.

Correspondence

None

Bills

- Express Newspaper – Invoice# A11725CL – 0 & 314 Plymouth Street – 02/10/23 & 02/17/20 Notice of Public Hearing – Ad# 14031 - \$90.00.

Troup asks to move the bill to next meeting March 13, 2023.

Elliot makes a motion to approve the bill and moves the signed to the next meeting on March 13, 2023.

Gaynor seconds.

All in favor (4-0-0)

Adjourn

Elliot makes a motion adjourn at 9:23 PM

Merry seconds.

All in Favor (4-0-0)

Documents

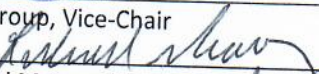
1. Agenda 3/2/23
2. Application file for Petition #981 – 0 & 314 Plymouth Street
3. Email from resident – Jeremy Gillespie
4. Application File 416 Plymouth Street
5. OML Violation Alan Dias vs. Amy L. Troup

Respectfully typed and submitted by: Caroline Vogt,

Date Submitted: 3/16/2023.



Amy Troup, Vice-Chair



Richard Merry, Clerk



Brendon Elliott, Member

Richard Gaynor, Member

The Halifax Planning Board