



Halifax Planning Board Meeting Minutes March 16, 2023

A meeting of the Halifax Planning Board was held on Thursday, March 16, 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 16, 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://www.youtube.com/watch?v=TxkQDAiTmgg>

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

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

MOTION to accept the agenda as read: Robert Gaynor
SECOND: Richard Merry
All in favor (3-0-0)

Hearings:

- 0 & 592 Plymouth Street: Hearing Continued: Retail Office with Grading and drainage. Emile Tayeh, Jr, Daniel, LaCivita, Vanasse Associates, Jim Pavlik, Outback Engineering and Pat Brennan, PGB Engineering were present.
 - Traffic Study: Daniel LaCivita, Vanasse Associates:
 - The engineer presented the traffic study done to the Board. The study included Rt. 106 and Davis Auto intersection (West driveway) and Rt. 106 and Carver Street (East driveway) as well as the two driveways that will afford access to the parking site. The traffic volumes were adjusted for seasonality as well as COVID based on the review of the traffic volume in the area. In the grand scheme of things, this business is a very small trip generation of vehicles in and out. Data used for office and retail use shows approximately 172 trips in the course of an average weekday, approximately 220 on Saturday and Sunday would be roughly similar to or less than Saturday. The study of the project shows an increase on one vehicle.
 - The Board and Mr. LaCivita discussed the traffic impact of Rt 105 and the about the possibility of a flashing stop sign as there is at Rt. 106 and Pine Street due to many crashes at that intersection.
 - Members of the public talked about their concerns of the high traffic volume at the intersection of the Mobile Station, Davis Auto and Cled's Tree Service and how long the wait on to rt 106 is already and the future traffic volume impact. The Board and members of the public discussed the possibility/probability of a future traffic light at the intersection of Carver and Rt 106 and Carver Street to help with the traffic problem and how it also may prolong traffic with the stop and go at each light causes. Mr. LaCivita informed the Board that future traffic impact is/was included in the study. The Board asked if they could be provided with those numbers. A member of the public and the Board spoke about the speed vehicles travel from Kingston up Rt. 106 to Halifax and that the speed limit should be cut down on Rt. 106. The Board moved on to the peer review portion of 0 & 592 Plymouth Street.
 - Site Plan:
 - Mr. Pavlik summarized their previous submissions to the Planning and Conservation departments and the revisions that were requested and completed.

- The Board, Mr. Pavlik and Mr. Tayeh discussed the septic system and parking area, type(s) of retail going into development currently and possibly in the future and the dimensions of the building. A member of the public was concerned about what businesses are going up on the top and bottom floors of the building, signs, is it going to draw kids, it's not an easy street to cross. Things change and there seem to be more questions that need to be answered. Mr. Tayeh addressed the signage and usage. The sign would not be a lit sign, but more of a sign with a light on it. In regard to use, they are looking for a smaller criterion and designed the building for a small boutique as well as office use. If the building were sold, the building shape would not change and obey the historical district. If anything were to change, they would follow the current, correct process of the town. They have based their parking on the capacity of the building opposed to the number of units. Mr. Tayeh was asked if they would object to a contingency of no overnight parking in the parking lot for trucks and commercial vehicles. Mr. Tayeh replied that he doesn't see an issue with no overnight parking for trucks and commercial vehicles.
- Peer Review Report/Letter: Pat Brennan, PGB Engineering.
 - Mr. Brennan went over the site plan review with the Board and pointed out a couple of discrepancies. One was the walkway; they need to do a modification as to whether it is gravel or pavement as the plans list both. The next was the maintenance of the subsurface, he's asking that they put the cape coder berm down as the first course so that they actually put down both. If you don't do that, until that first course goes down there is no way to stop a small fire, it just rolls right off the pavement. The next one has to do with awning analysis, it has to do with drainage and lighting. If it is exterior lighting and it is used to identify delivery loading areas and so forth, they'll need to provide something showing the proposed lighting. Mr. Tayeh commented that he will wait on the Historical Society, they are not looking for big flashy lights. Mr. Brennan asked that they identify areas of snow storage on the plans. His last two comments are more for informational purposes. Their proposed site disturbances are about 36,500sf which is below the town's threshold for your stormwater by-law, so they don't have to comply with that by-law. However, it did review basically the states standards when it comes to stormwater. Then, the drainage analysis. Outback wanted to get the Board's opinion before they submitted a full site plan from the revisions. An analysis was done of the underground system.
 - The Board and Mr. Tayeh discussed the Board's parking concerns and their concern about the possibility that the house at 592 Plymouth Street could be sold in the future. The option of a deed restriction and moving parking around was also discussed.
 - The Board, Mr. Tayeh & Mr. Pavlik discussed compact cars, square footage/size for parking spaces, ADA compliant sidewalks, hours of operation and the updates requested from the review engineer Pat Brennan. The Board requested the revisions be made, a new site plan with the revisions be submitted to the review engineer and come back to the Planning Board's 04/20/23 meeting with the new information.
 - Mr. Brennan was asked to explain to the Board the stormwater disturbance law. He explained that basically, what it does is make sure that a private development does not have an adverse impact on the municipal system.

Discussions:

- 8 Hilda Lane: – Joel Bean – Would a single-family home require full site development.
 - Vice-Chair Troup updated the Board that Mr. Joel Bean came into the Board of Health office and asked to be placed on the Planning Board agenda to ask if a single-family home on Hilda Lane would require full site development. Mr. Bean was not present to discuss his question with the Board, it was put on "hold" and they moved on to the next agenda item.
 - Update on Secretarial Interviews:
 - Vice-Chair Troup read the letter regarding hiring administrative support staff for the Planning Board from Town administrator Cody Haddad. Town administrator Haddad feels because both positions are 15.5 hours per week, it would be beneficial to both Boards and

a recruitment standpoint to combine the position and hire one administrative support staff for the Planning and Zoning Department positions.

- The Board discussed the advantages and disadvantages of one full-time administrative support staff for both positions vs one part-time administrative support staff for each position. They discussed who and what departments are responsible for doing the interviews and the hiring of the administrative support staff. Vice-Chair Troup thinks the Planning Board should remain in hiring power of the Planning Board secretary and would want to keep the two positions part-time and separate and begin interviewing for the Planning Board secretary position.

Admin. Report:

- 0 & 314 Plymouth Street:
 - A \$1,000 deposit was submitted to Planning; a revolving account was set up. ○ Peer Review was submitted electronically to Patrick Brennan.
 - Vice-Chair Troup updated the public and the Board that a revolving account payment to cover the peer review cost for 0 & 314 Plymouth Street has been made.
 - Peer Review Engineer Patrick Brennan was present at the meeting and stated he submitted the peer review for 0 & 314 Plymouth street yesterday, March 15, 2023.
 - 416 Plymouth Street:
 - A \$1,000 deposit was submitted to Planning; a revolving account was set up. ○ Peer Review was submitted electronically to Patrick Brennan.
 - Vice-Chair Troup updated the public and the Board that a revolving account payment to cover the peer review costs for 416 Plymouth Street has been made.
 - Peer Review Engineer Patrick Brennan was present at the meeting and stated that the farm standing being proposed has nothing concerning or to really review. However, if the Board approves this tonight, he suggests approving just the approximate 38,000sf they have carved out for that farm stand area because they have cleared out further where they put a new septic in. If they are going to use that area, they should come back before the Planning Board and say what they are going to use that for.
 - Peer Review Engineer Patrick Brennan reviewed with the Board the disturbance, entire property, use of property and site plan with the Board. Mr. Brennan informed the Board that the site plan he reviewed was for the submitted 38,750 sf area only. He understands concerns of things that may be coming in the future and suggested the Board only approve what was submitted for the 38,750 sf area only and any other changes would require coming back to the Planning Board for approval. The site plan submitted was for what was existing and for the farm stand use at this time has no engineering impact to the property.
- MOTION to approve the farm stand at 416 Plymouth Street: Richard Merry**
SECOND: Robert Gaynor
All in favor (3-2-1)

Mail: The Board reviewed the mail.

- Pembroke Planning Board:
 - 29 Winter Street – To construct a one-story ancillary storage building.
 - 108 Old Church Street – To construct a four-story storage facility.
- Hanson Planning Board:
 - Meadowbrook Farm – For residential definitive subdivision plan.
- Bridgewater Zoning Board of Appeals:
 - 120 Pine Ridge Drive - Decision Letter

- On 02/22/23, Bridgewater ZBA voted 3-0 to Deny. Did not meet the intent of the Zoning Ordinance requirement for a dimensional variance pursuant to section 4.2.
- 681 Plymouth Street - Decision Letter
 - Bridgewater ZBA voted 3-0 to Grant the variance to allow the accessory structure within 10.2' of the lot line.
- Halifax Zoning Board of Appeals:
 - 172 Monponsett Street - Decision Letter.
 - Halifax ZBA voted (5-0-0) to grant a special permit for an addition to an existing building.
 - Vice-Chair read the decision letter with a vote of (5-0-0) to waive the on-site inspection and grant a special permit for an addition to an existing building.

Correspondence: • 2383CV00012 Leaders Companies, Llc et al vs. Town Of Halifax, Massachusetts et al. Vice-Chair Troup read out loud.

Bills: • Express Newspaper – Invoice# A11725CI - 0 & 314 Plymouth Street – Notice of Public Hearing – Legal Ad# 14031 - Self-Storage & Rental Office - \$90.00.

MOTION to pay Express Newspaper, Invoice# A11725CI , Legal Ad# 14031 in the amount of \$90.00: Richard Merry
SECOND: Robert Gaynor
All in favor (3-0-0)

Meeting Minutes: Administrative Assistants are working on minutes from 02/02, 02/16 & 03/02.

- January 19, 2023, Meeting Minutes (by: PS)
- February 02, 2023, Meeting Minutes (by: CV)

MOTION to vote the January 19, 2023, and February 02, 2023, meeting minutes at their next meeting on April 06,2023: Robert Gaynor
SECOND: Richard Merry
All in favor (3-0-0)

Other Business: **Any other unscheduled business following posting of this Agenda.

Adjournment: 9:08pm

Next scheduled meeting: April 06, 2023

MOTION to adjourn the 03/16/23 Planning Board meeting: Richard Merry
SECOND: Robert Gaynor
All in favor (3-2-1)

Respectfully typed and submitted by: Peggy Selter,

Date Submitted: 05/04/2023.



Amy Troup, Vice-Chair



Richard Merry, Clerk



Robert Gaynor, Member

The Halifax Planning Board

