



Halifax Planning Board Meeting Minutes April 6, 2023

A meeting of the Halifax Planning Board was held on Thursday, April 6, 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, April 6, 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/zvfef69hCck>

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)

Hearing

- 0 & 314 Plymouth Street: Self-Storage and Rental Office.

Applicants discuss the plans for the water and how it will flow to the retention basins on the golf course. The only change from last meeting to this meeting was the refinement of handling the drainage on both sides to make sure abutters are satisfied with the stormwater management. The board discusses the stormwater management plan with the applicants. Applicants are on the agenda for the upcoming Zoning Board of Appeals and Conservation Commission meeting. Troup states that the applicants should get approval from the other two boards before giving the final approval. The Board states they will write a letter to both boards stating they will approve the special permit as long as the wetlands are okay, and they get their variances from the Zoning Board.

Elliot makes a motion in reference to the April 6, 2023, Silva Engineering Associates letter and list of outstanding requirements that The Board conditionally approves the project based on approval from Conservation Commission and Zoning Board of Appeals. The applicants will come back for final approvals and signature. Inside those conditions are not only what is on the list outstanding, but they also give the abutters input on the retention wall, the large arborvitaes are placed behind the abutters land in front of the largest building and that the maintenance in front of the drainage ditch is regularly maintained by the owners of the storage facility, subject of the approval of the easement prior to the commencement of the work.

Merry seconds.

All in Favor (4-0-0)

Applicant discusses they need approval for the size of the two-story building. The Board states that it is not on the agenda and that they cannot act on it at this meeting. Since the applicant has to come back for final signatures the board will be able to vote on it then. The Board will grant a 45-day extension for the site plan and the special permit.

Gaynor makes a motion to continue the hearing until April 20th at 7PM.

Elliot seconds.

All in Favor (4-0-0)

Discussion

- Magical Year's – 933 Plymouth Street (Requested by Rick Merry, Clerk)

Darcy Kennedy, Owner, is looking to combine the playgrounds located at 150 Industrial Drive and 933 Plymouth Street locations. To do this, some of the existing parking lot would have to be taken up. Kennedy is looking to put up some concrete barriers to have separation between the parking lot and the playground. The board states that this would be a site plan and that Kennedy should have a site plan created and come in front of The Board and they will go through everything.

Bills

- Express Newspaper:

- 314 Plymouth Street – Invoice# A11891CL– Notice of Public Hearing. Legal Ad# 14206 to run consecutively weeks 03/31/23 & 04/04/23.

Elliot makes a motion to pay the bill.

Merry seconds

All in favor (4-0-0)

- PGB Engineering, LLC:

- 0 & 314 Plymouth Street – Invoice# 130B – Plan Review Services - \$1,599.00.
- 416 Plymouth Street – Invoice# 130C – Plan Review Services - \$117.00.
- 0 & 592 Plymouth Street – Invoice# 130D – Plan Review Services - \$1,619.96.

Elliot makes a motion to pay the bills.

Merry seconds

All in favor (4-0-0)

Meeting Minutes

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

Minutes are continued until next meeting 04/20/23.

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

Elliot makes a motion to approve the 02/02/23 minutes.

Merry seconds.

All in favor (4-0-0)

Adjourn

Elliot makes a motion adjourn at 8:11 PM

Gaynor seconds.


All in Favor (4-0-0)

Documents

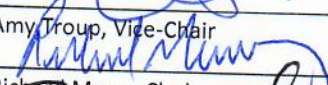
1. Agenda 4/6/23
2. Application file for Petition #981 – 0 & 314 Plymouth Street
3. Silva Engineering Associates letter 04/06/23
4. East Bridgewater ZBA mail
5. East Bridgewater Planning Board mail
6. Hanson Planning Board mail
7. Middleboro Planning Board mail
8. Middleboro Select Board mail
9. Pembroke Planning Board mail
10. Express Newspaper Invoice# A11891CL
11. PGB Engineering, LLC Invoice# 130B
12. PGB Engineering, LLC Invoice# 130C
13. PGB Engineering, LLC Invoice# 130D
14. Meeting Minutes 01/19/23
15. Meeting Minutes 02/02/23
16. Meeting Minutes 02/16/23

Respectfully typed and submitted by: Caroline Vogt,

Date Submitted: 5/12/2023.



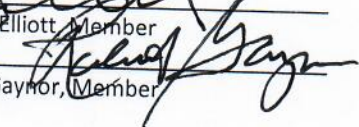
Amy Troup, Vice-Chair



Richard Merry, Clerk



Brendon Elliott, Member



Richard Gaynor, Member

The Halifax Planning Board