



Halifax Planning Board Meeting Minutes April 20, 2023

A meeting of the Halifax Planning Board was held on Thursday, April 20, 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 20, 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=rOKuCcz1W5Y>

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

Present: Vice-Chair Amy Troup, Clerk Rick Merry and Member Robert Gaynor.

Absent: Chair Mark Millias and Member Brendon Elliot.

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

Hearings Begin at 7:00pm:

- *Hearing Continued - 0 & 592 Plymouth Street* – Revised plans and supplemental drainage information. Mr. Emile Tayeh, Jr was present.
 - Mr. Tayeh updated the Board and public on the revisions made on the open and outstanding recommendations. They've addressed the compact spaces, the additional inspection ports, the drainage calculations, they've met with the Conservation Commission, and they voted to approve the plan they have, they've added a fence, the loading area, the cape cod berm, the snow storage area, they have no exterior lighting as proposed, it depends on once the building is built and the have an electrical plan for the electrician. Mr. Tayeh believes the only outstanding question will be the ADA approved walkway. He agrees with that and there is a compact wrap material that can be used. In regard to the easement between the two properties, the attorney would need the permit approval(s) along with the Order of Conditions to be tethered to the deed for recording.
 - Vice-Chair asked about possibly helping the town with future stoplights at the intersection. Mr. Tayeh indicated that as a corner intersection, he would not be opposed to helping with the possibility of adding stop lights in the future and jointly helping out with his neighbors/other businesses, but as a sole property to incumbent all the expansion and construct of an intersection, that would be more for the town and DPW to handle. He believes they have satisfied the requirements of doing the traffic study and the study indicated only one additional car and provided ample distance of the road coming on to the main road. The Board & Mr. Tayeh discussed commercial vehicle parking.

MOTION was made to approve 0 & 592 Plymouth Street with the condition they will participate along with the other businesses at the intersection, the Town and DPW with the possibility of adding future stop lights if their business impact is more than the one car and hour or safety issues as currently discussed, no 18-wheelers will be

allowed to park overnight, the parking lot easement will be put in place and the walkway will be ADA approved.: Richard Merry

SECOND: Robert Gaynor

All in favor (3-0-0)

- *Hearing Continued - 0 & 314 Plymouth Street* – Both the Special Permit and the Site Plan application. Larry Silva, Silva Engineering was present.

- Site Plan:

- Mr. Silva reminded the Board that at their last meeting there was conditional approval of the site plan and that they have addressed some of the issues per Mr. Patrick Brennan, Peer Review Engineer, PGB Engineering comments and already submitted a response to each of those comments to the Board. There are some other conditions relating to the drainage through the adjoining property. The Zoning Board approved the site plan with similar conditions as the Planning Board and emphasized the plantings at the front of the building. Conservation also issued an Order of Conditions and all the steps have led us back to the Planning Board. The Board and Mr. Silva discussed the easement, technical issues, and the drainage. Silva Engineering passed out to the Board copies of the response letter that was sent previously and the draft easement with timeline as it currently stands. Mr. Peck & Ms. Alger's attorneys are in contact with each other. Mr. Brennan reviewed the revisions and submitted a letter that his comments have been addressed. The Board and Mr. Brennan discussed the revisions, changes and the curb cut. The Board invited the public to look at the revised plans submitted and discussed the site plan amongst themselves. The Board announced that they were discussing the 2015 vs the 2018 conservation line and want to keep a public meeting. Vice-Chair Troup called the meeting back to order and asked the public to address all questions through the Board to follow proper open meeting laws.
- Vice-Chair Troup commented that she was at the Conservation meeting, and they used the 2015 delineation for this property that had been subdivided from the other property. This was two lots and at this time they are only discussing the lot for the storage facility. The Board, public and Silva Engineering discussed the entrance, traffic lights, the size of the plants, the easement, the number of units within the storage building, outside storage, lighting, monitoring of unit storage use, signage & sizing, and speed limits.

MOTION was made to approve the site plan for the storage facility to be located at 0 & 314 Plymouth Street, Halifax, MA, with the conditions the easement states maintenance and drainage inspections will be done twice a year plus, if necessary, it will be appurtenant easement with the Halifax Country Club and Alger property, the hours of operation for all days will be 6am to 10pm, the dimensions for signage will be put on the site plan for the street and the building and they will comply with all Halifax by-laws, there will be no outside storage of any kind ever, arborvitae and blocked wall will be placed at the facility. : Richard Merry

SECOND: Robert Gaynor

All in favor (3-0-0)

○ Special Permit: Request to go over the 15,000 sf Halifax allows.
MOTION was made to accept the special permit for the storage facility to be located at 0 & 314 Plymouth Street, Halifax, MA, for an 18,000sf building which is only 3,000sf above the 15,000sf allowed : Robert Gaynor

SECOND: Richard Merry
All in favor (3-0-0)

- *Hearing Continued - 359 Plymouth Street* – Please continue to the May 04, 2023, Meeting
MOTION was made to continue the 359 Plymouth street hearing to the 05/04/23 meeting per request from Grady Consulting: Robert Gaynor
SECOND: Richard Merry
All in favor (3-0-0)

Discussions/Actions to be Taken:

- 416 Plymouth Street – Kennedy K9 Camp. Modified site plan application submitted 04/18/23.
 - Mr. Kennedy, Kennedy K9 Camp informed the Board that he previously submitted site plan for approval but had issues with the outside facility and has decided to remove the outdoor facility and make it a totally indoor facility. They discussed indoor clean-up of the animal waste and possibly a small waste area at the front entrance. The board recommended that Mr. Kennedy reach out to the Board of Health regarding the outdoor waste. Mr. Kennedy original application was withdrawn without prejudice and has submitted a modified site plan review application on 04/18/23. The new site plan that does not show the outside area will need to be submitted within the 45-day application window.

Mail/Correspondence: The Board reviewed the Mail/Correspondence.

- Planning Board o Pembroke, MA
 - 74 & 0 Congress Street – Site Plan and Special Permit Public Hearing Notice o Bridgewater, MA
 - 0 Jasmine Way – Abutter Notification

Meeting Minutes:

- 01/19/23 Meeting Minutes (PS)
MOTION was made to approve the January 19, 2023, meeting minutes with Member Gaynor's grammar corrections: Amy Troup
SECOND: Richard Merry
All in favor (3-0-0)
- 02/16/23 Meeting Minutes (PS)
MOTION was made to approve the February 02, 2023, meeting minutes with a small correction: Richard Merry
SECOND: Robert Gaynor
All in favor (3-0-0)

Other Business: None

****Any other unscheduled business following posting of this Agenda.**

Next scheduled meeting: May 04, 2023
Adjournment: 8:33pm

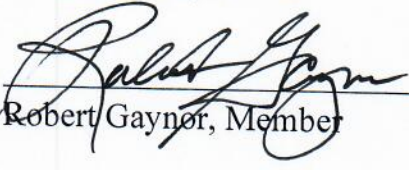
MOTION to adjourn the 04/20/23 Planning Board meeting: Richard Merry
SECOND: Robert Gaynor
All in favor (3-0-0)

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