



**Halifax Planning Board  
Meeting Minutes  
May 18, 2023**

Halifax Planning Board was held on Thursday, May 18, 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://www.youtube.com/watch?v=GBTPEBdWV3w>

**Members Present:** Thomas Millias, Chair, Robert Gaynor, Vice-Chair, Amy Troup, Clerk, Richard Merry, Members and Brendon Elliot, Member.

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

**MOTION to accept the agenda as read:** Robert Gaynor  
**All in favor (4-0)**

- **Recognize, New Board Member:** Thomas Millias
  - Board recognized and welcomed Tom Millias to the Planning Board.
- **Reorganization of the Board:** Board voted to reorganize the positions of the Board.
  - **MOTION for reorganization of the Board:** Amy Troup

○ **Chair**

**MOTION to nominate Thomas Millias as Chair:** Robert Gaynor

**SECOND:** Richard Merry

**All in favor (4-1)**

○ **Vice-Chair**

**MOTION to nominate Robert Gaynor as Vice-Chair:** Richard Merry

**SECOND:** Thomas Millias

**All in favor (5-0)**

○ **Clerk**

- **MOTION to nominate Amy Troup as Clerk:** Brendon Elliot
- **SECOND:** Thomas Millias
- **All in favor (5-0)**

**Appointments/ Hearings begin at 7:00pm:**

- **Hearing - 416 Plymouth Street:** Kennedy K9 Camp – Site Plan Review. Daniel Kennedy in attendance.
  - The Board and Mr. Kennedy discussed the site plan review. The Board would like a full updated site plan submitted incorporating all the change that have been made to the property over time, such as a new septic system installed, clearing of area to the back, left



of property and change of use. Also discussed was traffic flow, the difficulty of getting an updated site plan for business wanting to lease there from the owner of the property. The importance of an updated site-plan was discussed thoroughly.

○ Conservation Comments received 05/10/23.

- Please submit a small plan (drawing/sketch) showing the animal waste area at entrance when you submit the Animal Waste Management Plan/Letter to the Board of Health.
  - Not discussed

• *Hearing Continued - 314 Plymouth Street: Request for Special Use Permit and Site Plan Review*

- Fire Department – “No Comments”
  - Counsel for Casco, representative for the owner, updated the Board that the Board voted against the special permit previously submitted in December 2022 and it was voluntarily and consensually remanded back to the Board for consideration. It is once again being presented to the Board for a future Starbucks, Urgent Care Clinic and Retail Auto Parts and a variance to allow a drive-through as defined under Halifax Zoning By-Law Sections 167-7, C: Summary of Use Regulations.
  - A representative for McMann Associates discussed the traffic study done by McMann Associates and possibly adding another stop light.
  - The Board and Mr. Silva discussed the access and egress of the 314 Plymouth Street lot and that Halifax by-law stating you have to, at least, be able to enter and/or exit over your own property and not over a common driveway.
  - Counsel for Casco and the Board discussed Chapter 167 ZONING, guideline for the Planning and Zoning Board, traffic safety concerns, congestion of vehicles on 106, cuing the traffic light signal, emergence vehicles for an urgent care and the intersections and vehicle back-ups, the urgent care facility and getting a peer review of the site plan and traffic study.

**MOTION to deposit \$2,000.00 into the Planning Board revolving account for a peer review on the traffic and site plan, the peer review will be done by PGB Engineering, the site plan and special permit will be extended 60-days, to July 30, 2023, and continue the hearing to the 06/15/23 meeting at 7PM: Amy Troup**

**SECOND: Brendon Elliot**

**All in favor (5-0)**

- *Hearing Continued – 359 Plymouth Street: Site Plan Review, Contractor Storage.*
  - At the Planning Board 01/19/23 meeting the Planning Board gave an extension for the applicant to apply for a special permit with the Zoning Board of Appeals to have light industrial use in a commercial/business district and follow all other Halifax Zoning by laws.
  - ZBA approved at their 05/01/23 meeting.



- Representative for Deangele Landscaping presented the Site Plan Review for contractor storage to the Board.
- Deangele Landscaping representative and the Board discussed the building updates from January 2023, the landscaping materials storage business, the Special Permit granted by the Zoning Board of Appeals at their 05/01/23 meeting, the number of parking spaces, 18-wheelers and how they will fit inside the building, the storage of salt, an abutter, and the trees she would like saved, the traffic in the area, the fact that the facility is strictly personnel, Zoning Board of Appeals and the hours of operations, clapboard front vs metal building and a peer review.

**MOTION to deposit \$2,000.00 into the Planning Board revolving account for a peer review on the site plan, the peer review will be done by PGB Engineering, on or before 06/01/2023 the special permit shall be recorded with the Plymouth County Registry of Deeds and continue the hearing to the 06/01/23 meeting at 7PM: Amy Troup**

**SECOND: Brendon Elliot**

**All in favor (5-0)**

**Discussions/Action to be Taken:**

- Riders Way – Tim Fabroski has requested the return of his \$10,000.00 bond.
  - Road has been completed and paved; Highway has been there to inspect.

**MOTION to receive an as-built from Mr. Fabroski's engineer to go out for peer review, the peer review will be done by PGB Engineering, ensure monies in Mr. Fabroski's revolving account will cover the peer review, no further action to be taken until as-built has been reviewed by PGB Engineering: Amy Troup**

**SECOND: Robert Gaynor**

**All in favor (5-0)**

**Bills:**

- Express Newspaper: 416 Plymouth Street/Kennedy K9 Camp – Invoice# A12032CL – Notice of Public Hearing, Legal Ad# 14299 - \$90.00

**MOTION to pay bill for \$90.00 to Express Newspaper Invoice# A12032CL: Bredon Elliot**

**SECOND: Robert Gaynor**

**All in favor (5-0)**

**Meeting Minutes:**

- April 06, 2023, Meeting Minutes (emailed to Board on 5/12/23)
  - Chair Millias did not vote on April 06, 2023, Meeting Minutes.
  - Vice-Chair Gaynor, Clerk Troup, Member Merry and Member Elliot voted.

**MOTION to approve meeting minutes as read: Amy Troup**

**SECOND: Robert Gaynor**

**All in favor (4-0)**

**Mail/Correspondence:** Clerk Troup announced mail from other towns.

- **Bridgewater Zoning Board of Appeals**
  - 31 Perkins Street – Public Hearing – Special Permit
- **Bridgewater Planning Board**
  - Central Business District (CBD) – Notice of Public Hearing – Special Permit & Site Plan for 148 residential units.
  - Planned Development District (PDD) – Notice of Public Hearing – Special Permit & Site Plan for 110 room, 5-story hotel.
- **Pembroke Planning Board**
  - 330 Old Oak Street – Decision Letter/Approved with Conditions – Proposal to demolish a small multi-family residential building and replace it with a one-story building.
  - 29 Winter Street – Decision Letter/Approved with Conditions – to construct an ancillary storage building.
- **Hanson Planning Board**
  - Improvements to a private way, Snow Street, in conjunction with proposed construction activity at 0 Snow Street.

**Next scheduled meeting:** June 01, 2023

**MOTION was made to adjourn the meeting at 8:40pm:** Brendon Elliot

**SECOND:** Amy Troup

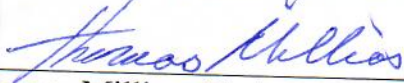
**All in favor (4-0)**

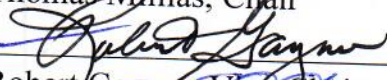
**Documents:**

1. Agenda 05/18/23
2. Application file for 416 Plymouth Street: Kennedy K9 Camp
3. Application file for 314 Plymouth Street: Request for Special Use Permit and Site Plan Review
4. Application file for 359 Plymouth Street: Contractor Storage.
5. Express Newspaper Invoice# A12032CL
6. Meeting Minutes 04/06/23
7. Bridgewater Zoning Board of Appeals Mail
8. Bridgewater Planning Board Mail
9. Pembroke Planning Board Mail
10. Hanson Planning Board Mail

Respectfully typed and submitted by: Peggy Selter

Date Submitted: 06/01/23.

  
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Thomas Millias, Chair

  
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Robert Gaynor, Vice Chair

  
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Amy Troup, Clerk

  
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Brendon Elliott, Member

  
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Richard Merry, Member

The Halifax Planning Board