

## Halifax Planning Board Meeting Minutes July 20, 2023

A meeting of the Halifax Planning Board was held on Thursday, July 20, 2023, at 7:00pm in the Selectmen's Meeting Room Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, July 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.

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

Chair Millias calls the Halifax Planning Board meeting into session, states members present and read agenda into record.

**MOTION to accept the agenda as read:**  
**All in Favor: (3-0)**

**Location:** Selectmen's Meeting Room, Halifax Town Hall, 499 Plymouth St, Halifax, MA  
**Time:** 7:00pm. **Requested by:** Planning Board

*\*\*The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law\*\**

### **Appointments/ Hearings:**

- **Hearing Continued – 359 Plymouth Street:** Site Plan Review, Contractor Storage. Gabriel Padilla, Grady Consulting present.
  - Review updated site plan with new changes to include the trees discussed between the Board, Grady Consulting and the two abutters at the 07/06/23 meeting. An email shall be submitted with the agreement of the two abutter concerns. PGB Engineering review of the plan changes.
    - Mr. Padilla presented to the Board the updates made to the plan in regard to the abutters concern about the trees she wanted saved that were discussed at the Boards 07/06/23 meeting. Chair asked Mr. Padilla to clarify that all the trees in question are on the subject property.
      - The abutter stated she was not notified by Grady Consulting and some of the trees look to be in the detention area.
      - Mr. Padilla discussed the berm and swale along with the trees with abutter and Board.
        - The Board realizes that the engineer has worked with the abutters and the Planning Board can't fully control the design feels the Engineer has done everything possible to work with the Board and abutters and address concerns.

- Board discussed with Mr. Padilla the 100' and 50' buffer zone in regard to the basin, berm, swale, and trees and are requesting Conservation commentary and approval from Conservation prior to their approval.

**MOTION was made to continue hearing for 359 Plymouth Street to August 3, 2023, with an extension of 60-days to be submitted and Conservation commentary and approval:**

**MOTION:** Amy Troup

**Second:** Robert Gaynor

**All in Favor:** (3-0)

- *Hearing Continued – 0 & 314 Plymouth Street:* Site Plan Review, conditions of approval added, and signatures required.

**MOTION was made to continue hearing for 0 & 314 Plymouth Street for Site Plan Review, conditions of approval added, and signatures to August 3, 2023:**

**MOTION:** Amy Troup

**Second:** Robert Gaynor

**All in Favor:** (3-0)

#### **Discussions/Action to be Taken:**

- Jordiss Rain Riders Way – Request for bond return. Highway Surveyor road approval requested.

**MOTION was made to continue review of Riders Way pending review from Highway Surveyor to August 3, 2023:**

**MOTION:** Robert Gaynor

**SECOND:** Amy Troup

**All in Favor:** (3-0)

#### **Signatures:**

- 933 Plymouth Street: (Magical Years) 23-SPR-236 – To construct and improve play areas at the existing pre-schools.
  - Site Plan Review Approval Letter.

**MOTION was made to authorize Chair to sign approval letter for 933 Plymouth Street (Magical Years) 23-SPR-236:**

**MOTION:** Robert Gaynor

**SECOND:** Amy Troup

**All in Favor:** (3-0)

#### **Meeting Minutes:**

- July 06, 2023, Meeting Minutes.
  - None

#### **Mail/Correspondence:** Chair read aloud.

- **Middleborough Planning Board:**
  - Legal Advertisement for Zoning Bylaws.
- **Bridgewater Planning Board:** Public Hearing Notice.
  - 31 Perkins Street: To raze the existing building and build a new self-storage facility.

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

- Resident showed the Board a map/plot regarding 359 Plymouth Street and discussed it with the Board.



**Adjournment:**

**MOTION was made to adjourn at 7:32pm:**

**MOTION:** Amy Troup

**SECOND:** Robert Gaynor

**All in Favor:** (3-0)

**Executive Session**

\*\*\*Executive Session. Discussing strategy with respect to litigation in an open meeting may have a detrimental effect on the litigating or legal discussions of the Town.

- No executive session.

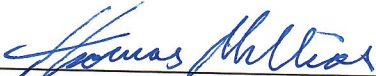
**Next scheduled meeting:** August 03, 2023

**Documents:**

1. Agenda 07/20/23
2. Application file for 359 Plymouth Street Contractor Storage.
3. Application file for 0 & 314 Plymouth Street
4. File Jordiss Rain Riders Way
5. July 06, 2023, Meeting Minutes.
6. Approval Letter 933 Plymouth Street (Magical Years)
7. Middleborough Planning Board Legal Advertisement for Zoning Bylaws
8. Bridgewater Planning Board Public Hearing Notice.

Respectfully typed and submitted by: Peggy Selter

Date Submitted: 08/03/23.

  
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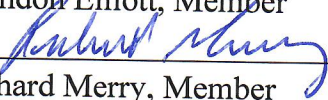
Thomas Millias, Chair

  
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Robert Gaynor, Vice-Chair

  
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Brendon Elliott, Member

  
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Richard Merry, Member

The Halifax Planning Board