



**Halifax Planning Board  
Meeting Minutes  
August 03, 2023**

A meeting of the Halifax Planning Board was held on Thursday, August 03, 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, 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.

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

**Members Absent:** Brendon Elliot, Member

Chair Millias calls the Halifax Planning Board meeting into session, states members present and read agenda into record. Robert Gaynor welcomes new Planning/Zoning Administrator Danielle Akeke.

**MOTION to accept the agenda as read: Robert Gaynor**

**SECOND: Richard Merry**

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

**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 begin at 7pm:**

- **Hearing Continued – 359 Plymouth Street:** Site Plan Review, Contractor Storage. Hearing continued to 08/01/23 at 7pm.
  - Final changes, corrections and additions to the site plan as requested by abutters and others be reviewed by PGB Engineering to be ready for your next meeting.
  - Conservation review/approval.
  - Extension required expires July 25, 2023.

**MOTION to approve 60-day extension (expires 9/23/23) and continue hearing to August 17<sup>th</sup>, 2023 meeting**

**MOTION: Amy Troup**

**SECOND: Robert Gaynor**

**All in Favor: (4-0)**

**Discussions/Action to be Taken:**

- **Hilda Lane:** (Form C) Application for Approval of Definitive Plan/Subdivision Modification Amendment to Amendment.

- Owner Scott Burgess is present at the meeting to discuss the Application for Approval of Definitive Plan/Subdivision Modification Amendment to Amendment.
  - Mr. Burgess and the Board discuss the shortened road to the culvert, 8" water line with hydrant, berm, drainage and basins, and frontage to the lots. Notes that the circles are in. Mr. Burgess is looking to waive the sidewalks and underground utility, as the wires to the poles are overhead. The board is requesting that Mr. Burgess go to the Conservation Board on 08/15/2023 to receive commentary.

**Affirm Bill(s) Paid:**

- **Payroll for the Week Ending July 29, 2023** (*Chair signed*)
  - Margaret Selter, Administrative Assistant (2-hours)**MOTION to approve and sign Margaret Selter 2 hours payroll**  
**MOTION: Amy Troup**  
**SECOND: Robert Gaynor**  
**All in Favor: (4-0)**

**Bills:**

- Tim Fabroski – Refund for peer review(s) deposit(s) - \$1,198.67.  
**MOTION to approve and refund Tim Fabroski for peer review(s) deposit(s) - \$1,198.67:**  
**MOTION: Amy Troup**  
**SECOND: Richard Merry**  
**All in Favor: (4-0)**

**Meeting Minutes:**

- June 15, 2023, Meeting Minute Revisions  
**MOTION to approve as written**  
**MOTION: Amy Troup**  
**SECOND: Richard Merry**  
**All in Favor: (4-0)**
- July 06, 2023, Meeting Minutes  
**MOTION to revise page 2 and add a 2<sup>nd</sup> for the motion made. Hold approval until next meeting**  
**MOTION: Amy Troup**  
**SECOND: Richard Merry**  
**All in Favor: (4-0)**
- July 21, 2023, Meeting Minutes  
**MOTION to approve as corrected**  
**MOTION: Amy Troup**  
**SECOND: Robert Gaynor**  
**All in Favor: (4-0)**



### **Signatures:**

- 314 Plymouth Street (Mixed Use Development): Extension Form.
  - Planning Board approved and signed a 90-day extension at their 06/15/23 meeting that will expire 08/23/23.

**MOTION to approve a 90-day extension and continue hearing to 09/07/23 meeting at 7pm**

**MOTION: Amy Troup**

**SECOND: Robert Gaynor**

**All in Favor: (4-0)**

### **Interoffice Correspondence:**

- **Zoning Board of Appeals:**
  - 21 Plymouth Street: Decision Letter.
    - Voted to grant Petition No. 993 for a special permit for to build two (2) storage buildings (1800 sqft and 1575 sqft) for equipment and supplies.
  - 9 Lake Street: Decision Letter.
    - Acceptance of letter to withdrawal without prejudice Special Permit and variance to raze, rebuild and expand a damaged structure.
      - **Amy Troup read 21 Plymouth Street and 9 Lake Street into record**

### **Mail/Correspondence:**

- **Pembroke Planning Board: 74 & 0 Congress Street**: Approval of Special Permit Decision Letter.
- **Bridgewater Community & Economics Development Division: 53 Morris Avenue**: Approval of Special Permit Decision Letter.
- **East Bridgewater Planning Board - 0 River Rd** extension- Subdivision Approval
- **Pembroke Zoning Board - 33 Riverside Drive** decision letter
  - **Board read into record**

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

- Jordis Rain/Rider's Way: As-built sign-off.
  - **Board discussed Jordis Rain/Rider's Way. Carry-over to the 08/03/23 meeting. Must include Bond release.**

### **Adjournment:**

**MOTION to adjourn at 7:31pm:**

**MOTION: Amy Troup**

**SECOND: Richard Merry**

**All in Favor: (4-0)**

### **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.**

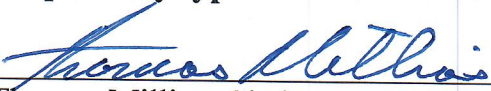
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**Next scheduled meeting:** August 17, 2023

**Documents:**

1. Agenda 08/03/23
2. Application file for 314 Plymouth Street: Request for Special Use Permit and Site Plan Review
  - a. 90 Day Extension Form
3. Application file for 359 Plymouth Street: Contractor Storage.
  - a. 60 Day Extension Form
4. Hilda Lane: (Form C) Application for Approval of Definitive Plan/Subdivision Modification Amendment to Amendment.
5. Tim Fabroski – Refund for peer review(s) deposit(s) - \$1,198.67.
6. Meeting Minutes 06/15/23, 07/06/23, 07/20/23
7. 21 Plymouth Street: Decision Letter.
8. 9 Lake Street: Decision Letter
9. Payroll for the Week Ending July 29, 2023
10. Pembroke Planning Board: 74 & 0 Congress Street Approval
11. Bridgewater Community & Economics Development Division: 53 Morris Avenue Approval
12. East Bridgewater Planning Board - 0 River Rd extension Approval
13. Pembroke Zoning Board - 33 Riverside Drive decision letter Approval
14. Jordis Rain/Rider's Way: As-built sign-off.

**Respectfully typed and submitted by:** Danielle Akeke

Date Submitted: 08/17/23.

  
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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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Richard Merry, Member

The Halifax Planning Board