



## Halifax Planning Board Meeting Minutes September 7<sup>th</sup>, 2023

A meeting of the Halifax Planning Board was held on Thursday, September 7<sup>th</sup>, 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, September 7<sup>th</sup>, 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 and Brendon Elliot; Member.

Members Absent: None

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:** Robert Gaynor

**SECOND:** Richard Merry

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

**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 – 314 Plymouth Street Petition # 991: Site Plan Review for a future Starbucks and Retail Auto Parts Store & Special Permit to allow a drive-thru restaurant.
  - Present at the meeting on behalf of the petitioner are Senior Project Manager Steve Dahms of CASCO Civil Engineering, Attorney Robert Kraus of Kraus & Hummel LLP, and Traffic Engineer Gary McNaughton. Kraus begins by referring to the Peer Review that was done by PGB Engineering, and the concerns about drainage and septic that he noted. He then informs the Board that the Urgent Care facility that was a concern at the last meeting has been eliminated from the project. There was also a traffic concern that the Board addressed, which Mr. Kraus believes they have reduced significantly by removing the medical facility.

Steve Dahms takes the floor and addresses the concerns PGB Engineering had with the depth of the stormwater pond and the placement of the septic drainage fields. He states that the engineers have already begun working on relocating the septic drainage fields, and that they have also increased the



size of the stormwater pond, creating a larger area to spread out and detain the water in. Dahms also states that the peer review engineer did not to his knowledge have any concerns about the traffic. Chairman Millias opens the discussion by addressing the concerns that were itemized on the Peer Review. He asks Mr. Dahms if any of them have been addressed yet, aside from what he previously mentioned. Dahms says that the concerns about the wetlands from Con Com and the delineation of the property have already been discussed. They have put in an extension for the delineation as well and are on the agenda for the 9/19 Con Com meeting. Dahms informs the Board that all the concerns that were listed in the Peer Review are being looked at and modified.

McNaughton explains that since removing the medical facility from the project, the projected traffic has been reduced even more.

Millias verifies that the medical facility is permanently out of the plans and will not be re proposed later. Kraus gives his reassurance.

Troup questions the Traffic Impact Study that was done, noting that there are some pieces missing. McNaughton gives a brief explanation of what the traffic study includes.

Gaynor would like to see a berm added to control traffic flow internally.

Break in sidewalk on Plymouth Street is brought up, and the Board was reassured that there will be no breaks in the sidewalks.

Parking spaces are discussed.

More discussion about entrance/access and making sure the By-Laws remain in place. The Board feels like there is a lot of work still to be done with all the proposed changes and would like to see more of a “finished product” to be able to vote.

Millias suggests getting some guidance from Town Council to make sure they aren't in violation of any of the By- Laws.

**MOTION** to continue hearing to the 10/5 Planning Board meeting.

**MOTION:** Amy Troup

**SECOND:** Brendon Elliot

**All in Favor:** (5-0)

- *Hearing Continued – 359 Plymouth Street #22-SPR-231*
  - Dylan Grady of Grady Consulting is present at the meeting to represent the above property. He first addresses the Board by noting that the previous Conservation concern of salt being stored on the property has been remedied.

Gaynor asks if the salt will now be stored somewhere else, or if it has been eliminated completely? Grady states that it will not be stored on site.

Grady begins to inform the Board that at the 9/5 Conservation Meeting, Con Com voted to approve the proposed plans for 359 Plymouth Street with conditions. The conditions are as follows: “If any drainage issues are uncovered, be it old culverts, natural drainage,



or anything of the like during construction, Conservation will be contacted for an inspection of said findings.”

Gaynor asks if Con Com had any other concerns at their meeting and Grady states, they did address some of the abutter concerns first regarding the trees on the property line. He says that those concerns have been satisfied. Another concern they had was with the drainage onto the abutting property which is owned by Ron Coletti of 361 Plymouth Street. Grady informs the Board that those concerns were addressed in the Peer Review, and everything falls within the guidelines.

Grady states that they have significantly decreased the amount of water flowing onto the property based on their water calculations. He says that there is already water traveling in that direction and onto the property, but their revised plans show much less anticipated going forward.

Abutter Ron Coletti is present at the meeting to address his letter of concern regarding the project. He states his intent is not to stop the project from moving forward, but just would like to make sure that a water issue for him down the line isn't going to occur.

The discussion continues about water flow. It is reiterated that the project is expected to make the water situation better, not worse for the abutter.

Elliot asks what the solution is for Mr. Coletti? What is his recourse if something does happen down the line and the water becomes an issue? Riprap is suggested as an option for a solution. Grady states he did not draw up the plans, but they do suggest there will be riprap present due to the hatchings on the drawing.

Millias requests some clarification on the riprap and some calculations from the stormwater analysis.

**MOTION:** to continue to 9/21/23 Planning Board meeting

**MOTION:** Amy Troup

**SECOND:** Robert Gaynor

**All in Favor:** (5-0)

- *Hearing Continued* --Hilda Lane: (Form C) Application for Approval of Definitive Plan/Subdivision Modification Amendment to Amendment
  - Engineer Joe Webby of Webby Engineering is present for the meeting to represent Scott and Diane Burgess, who are also in attendance. He presents the plans for the proposed subdivision modification at Hilda Lane. He states that Scott would like to make some changes to the original plans and ask for waivers on certain items. There were issues/concerns with the Fire Department- and to remedy the issue would be very costly. He is now proposing there will be one less lot than there was on the original plans. Mr. Burgess is looking to put in another pole at the end of the road to service the other lots and would like to waive the requirement of overhead utilities to go underground instead.

Mr. Webby states that they are looking for 5 waivers from the Subdivision Control Laws as follows:

- Allow 22 ft pavement instead of 30ft pavement.
- Allow Cape Cod berms instead of granite curbing.
- Waive requirement to put in sidewalks.
- Allow to use plastic pipe instead of concrete.
- Waive requirement for overhead utility poles (underground is what they're looking to use)

It is noted that at the 9/5 Con Com meeting, they decided that a new delineation of the land will be required. Millias would like to see plans with the current delineation done to see if the lot changes will be affected and to satisfy the conditions of the Conservation Committee.

Abutter Diane Bradford takes the floor and discusses her concerns with what's being proposed at length.

**MOTION:** to continue to 10/19/23 Planning Board meeting.

**MOTION:** Brendon Elliot

**SECOND:** Tom Millias

**All in Favor:** (5-0)

**Discussions/Action to be Taken:**

- 590 Monponsett Street: Hair Salon changing to a Coffee Shop. Dan McAuley, the owner, is present at the meeting along with his son Matt to discuss the next steps. Site Plan Review has not been filled out/submitted. Millias informs Mr. McAuley that a Site Plan application needs to be submitted, and that he needs a determination letter from the Building Inspector which states whether he can put a coffee shop in. The Board states they would ask for a parking plan with the Site Plan application. Troup suggests a possible waiver on a Site Plan where it's a business changing to another business. Millias agrees that a waiver would be acceptable if the proper documentation is provided regarding parking as well as the determination letter from the ZEO. The Board also wants to make sure that all By-Law's are kept in place. Millias tells Mr. McAuley to come to the next meeting on 9/21/23 and present something formal for the parking plan and determination letter.
- 111 Palmer Mill Road- File # 23-A-237—Andrea Hay Form A Application Submission  
The Board would like to continue to the next meeting.

**Bills Paid:**

- W.B. Mason Invoice # 240613878 Office Supplies \$23.70

**MOTION:** to pay W.B. Mason bill invoice #240613878

**MOTION:** Brendon Elliot

**SECOND:** Robert Gaynor

**All in Favor:** (5-0)



- W.B. Mason Invoice #240243469 Desk Scanner \$265.99
- W.B. Mason Invoice #240289480 Keyboard/Mouse \$28.48
- W.B. Mason Invoice #240225623 Headset \$77.95

**MOTION:** to pay all remaining W.B. Mason bills as presented

**MOTION:** Amy Troup

**SECOND:** Robert Gaynor

**All in Favor:** (5-0)

- PGB Engineering Invoice #205-Plan Review Services at 314 Plymouth Street for \$1,560

**MOTION:** to pay PGB Invoice #205

**MOTION:** Amy Troup

**SECOND:** Brendon Elliot

**All in Favor:** (5-0)

#### **Meeting Minutes:**

- August 3<sup>rd</sup>, 2023 Meeting Minutes (Approved at 8/17 Meeting, but needed signatures which were acquired)

- August 17<sup>th</sup>, 2023 Meeting Minutes

**MOTION:** to move 8/17 minutes to the next meeting so Amy Troup can review them

**MOTION:** Amy Troup

**SECOND:** Richard Merry

**All in Favor:** (5-0)

- June 15<sup>th</sup>, 2023 Meeting Minutes (Approved at 8/17 Meeting, but need signatures which were acquired)

**Adjournment:** 9:00pm

**MOTION:** to adjourn

**MOTION:** Amy Troup

**SECOND:** Richard Merry

**All in Favor:** (5-0)

**Next scheduled meeting:** September 21<sup>st</sup>, 2023

#### **Documents:**

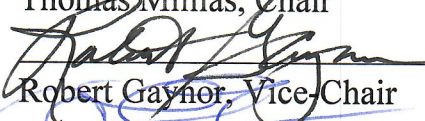
1. Agenda 9/7/23
2. 314 Plymouth Street: Request for Special Use Permit and Site Plan Review (*continued*)
3. 359 Plymouth Street: Contractor Storage. (*continued*)
4. Hilda Lane Form C Application (*continued*)
5. Meeting Minutes 8/3/23, 8/17/23, 6/15/23

6. PGB Engineering Invoice #205 for 314 Plymouth Street Peer Review
7. W.B. Mason Bills – Invoice #240613878, Invoice #240243469, Invoice #240289480, Invoice #240225623
8. 111 Palmer Mill Road Form A Application

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

Date Submitted: 09/21/23.

  
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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