



**Halifax Planning Board
Meeting Minutes
September 21st, 2023**

A meeting of the Halifax Planning Board was held on Thursday, September 21st, 2023, at 7:00pm in the Great Hall at Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, September 21st, 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, Members 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: The Great Hall, 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 File # 22-SPR-231**
 - Chair Millias recaps on the last meeting regarding the property of 359 Plymouth Street. There were questions/concerns that were addressed by Con Com, as well as abutters. The topic of Riprap being present on the slope was mentioned at the last meeting, and present at the meeting is Gabriel Padilla of Grady Consulting to provide details on that. He informs the Board that there is in fact riprap present in the current plans to mitigate that matter.

Millias states that Con Com addressed everything the Planning Board has been discussing thus far and approved the Site Plan with an order of conditions at their 9/5/23 meeting. He also states that unless anyone has anything else to say that has not already been brought up, he would like to entertain a motion for the Board to act on this. Once that has been done, they will no longer be taking any comments from the public; only from Board members.

Millias asks if anyone is prepared to make a motion.

Elliot asks if anyone in the audience has anything to add before they continue. The response is no.

MOTION was made to accept Petition # 22-SPR-231 for 359 Plymouth Street as discussed with the amendments/conditions that Con Com has set forth.

MOTION: Robert Gaynor

SECOND: Richard Merry

Millias asks if the Board has anything they would like to add before they vote.

Gaynor states that he believes the applicant has gone above and beyond to make sure everything has been done correctly and all concerns/issues have been remedied. He states that he supports this project. Millias adds to what Gaynor said, stating that this has been discussed at length, and he feels that everything has been done as it should. He calls the submitted plans/application “thoughtful”, and states that he also supports this project.

Elliot states that he feels like a plan is in place with the way Con Com worded their conditions of approval, and that if there is an issue that arises, it will be amended quickly and will be satisfactory to everyone.

Millias requests a roll call vote amongst the Board.

Brendon Elliot- I

Bert Gaynor- I

Rick Merry- I

Amy Troup- No

Tom Millias- I

All in Favor: (4-1)

- 111 Palmer Mill Road File # 23-A-237 Andrea Hay Form A Application Submission
 - The Board reviews the plans and application submission. Millias goes through the items on the check list to make sure everything is present and correct. He explains that all they are doing with a Form A is making sure subdivision control isn't required because they meet the minimum standards for it and have adequate street frontage for both lots. The Board signs the plans and mylar.

MOTION was made to approve ANR for File # 23-A-237- 111 Palmer Mill Road

MOTION: Amy Troup

SECOND: Brendon Elliot

All in Favor: (5-0)

Bills:

- Plympton- Halifax Express Renewal Bill in the amount of \$27.00

MOTION was made to pay the bill.

MOTION: Amy Troup

SECOND: Rick Merry

All in Favor: (5-0)

Meeting Minutes:

- August 17th, 2023
- September 7th, 2023
 - Millias asks if the other Board members have had a chance to read over the minutes.

Troup states that she has and would like the August 17th minutes to be revised by the Administrative Assistant to “add other things that were stated and take out descriptions of how things were said”.

Millias asks for clarification on where in the minutes she is referencing.

Troup states that “some of the things that she’s stating in there are not 100% how they were stated, so I would like her to redo that section and bring it back to us at the next meeting”.

Millias entertains the request and suggests it will give everyone time to watch the recording of the meeting on Area 58.

The September 7th minutes were also asked by Troup to be modified and brought back to the next meeting.

Mail/Correspondence:

- **Town of East Bridgewater-** Findings and Decision on the application for a special permit for the property located at 300 Thatcher Street, East Bridgewater MA (Withdrawn)
- **Town of East Bridgewater-** Findings and Decision on the application for a special permit for the property located at 10 Natalie Drive, East Bridgewater MA (Granted w/ conditions)
 - Millias reads notices into record.

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

- Kozhaya Nessralla is present at the meeting to discuss signage for his business.
 - Nessralla states that he would like to put the same sign he has at his Hemlock Road location at his 416 Plymouth Street location as well. He presents the board with photos of the sign, and states the sign is 48x40. He asks the Board what he needs to do to proceed. Millias states that it would be an addition/amendment to the original Site Plan for the business, and that the Board would just need to give verbal consent assuming it follows all building requirements and By-Laws are being followed. A building permit to place the sign where he wants it will also be necessary. Nessralla is advised to apply for the building permit and bring the Site Plan to the next meeting so they can see the placement of the sign and approve.

Adjournment:

MOTION to adjourn.

MOTION: Amy Troup

SECOND: Rick Merry
All in Favor: (5-0)

Next scheduled meeting: October 5th, 2023

Documents:


1. Agenda 09/21/23
2. Application file for 359 Plymouth Street: Contractor Storage.
3. File # 23-A-237- 111 Palmer Mill Road Form A Application
4. Plympton- Halifax Express Newspaper Invoice
5. Meeting Minutes 08/17/23 & 09/07/23
6. East Bridgewater Planning Board Mail
7. Kozhaya Nessralla sign photos

Respectfully typed and submitted by: Danielle Akeke

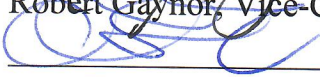
Date Submitted: 10/05/23.



Thomas Millias, Chair



Robert Gaynor, Vice-Chair



Amy Troup, Clerk

Brendon Elliott, Member

Richard Merry, Member

The Halifax Planning Board