



**Halifax Planning Board
Meeting Minutes
October 19th, 2023**

A meeting of the Halifax Planning Board was held on Thursday, October 19th, 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, October 19th, 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, Member 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: *No motion made.**
All in favor (0-0) No vote

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:

- *Continued Hearing – 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.*
 - *Chair Millias calls Attorney Robert Kraus to approach the Board and begin the presentation. Kraus introduces other attendees Aubrey Armstrong, Engineer; Gary McNaughton, Traffic Engineer; and Pat Brennan of PGB Engineering who completed the Peer Reviews for this project.*

Kraus begins by addressing the status of the project stating that the concerns of the previous Peer Review that was done have since been addressed/remedied. He also states that at the Conservation meeting on 10/17, they approved the revised plans that were submitted along with the new Peer Review. Kraus mentions to the Board that their previous concern with easement access has been addressed and documented by the owner of the property, stating they will grant access when the project ends. He submits a copy of the letter to the Board.

Engineer Aubrey Armstrong joins Kraus before the Board to show the updated renderings of both Starbucks and Auto Zone. She gives a brief explanation of each of the rendering boards that are being presented by Kraus.

Pat Brennan approaches the Board regarding his Peer Review findings. He mentions that initially there were around 17-18 concerns that he had listed, but that most of them have since been remedied with the submission of the new plans in September. His most recent Peer Review letter lists only four points of concern that he wanted to mention to the Board.

There is a brief discussion about traffic impact and drainage. Mr. Brennan states that the coordination for both the proposed storage facility and the proposed Starbucks/Auto Zone need to be completed before any of the businesses can open. There is talk of it possibly being a condition of approval if need be. Chair Millias states that before any construction were to begin, he would like to know that everything is in place and agreed upon. Mr. Brennan reiterates that essentially their drainage won't function if the drainage of the self-storage does not function.

The Board discusses the fact that they cannot vote on it, as there are two members who aren't present at the meeting, and it is a Special Permit.

Kraus requests that the Board close the hearing to public input and allow the other two members to watch the recording and be able to then cast their vote.

Tom Alger of 340 Plymouth Street is present to speak about easements and water drainage issues stemming from the self-storage facility.

There is more discussion about drainage and making sure all drainage issues in that area are addressed/ and if one has impact on another.

More residents come forward to speak on the project.

Troup suggests they not close the meeting to public input, and it be continued to the next meeting so that Mr. Brennan can make sure he has all drainage issues that were spoken about calculated and in writing, and any new information that comes through should be visible and accessible to the town.

Gaynor agrees.

Kraus addresses the Board and requests the next meeting be equipped with Zoom so that engineer and other members of the team can attend without physically having to travel for it again.

MOTION to continue hearing to the next 11/2/23 Planning Board meeting with Zoom provisions to be made to accommodate the team members of the project at 314 Plymouth St.

MOTION: Amy Troup

SECOND: Robert Gaynor

All in Favor: (3-0)

- **Continued Hearing - Hilda Lane Form C Application for Approval of Definitive Plan/ Subdivision Modification** (Amendment to Amendment)
 - *The applicant sent a letter to the Board requesting a 60-day extension, so they have more time to go before Conservation with their new delineation of the land.*
- **NO MOTION WAS MADE TO CONTINUE****

Discussions/Action to be Taken:

- **359 Plymouth Street Approval Letter**
 - *Board votes to authorize Chairman Millias' signature of approval.*

MOTION was made to authorize the signature of the Chairman for the approval of the Site Plan located at 359 Plymouth Street

MOTION: Robert Gaynor

SECOND: Amy Troup

All in Favor: (3-0)

Bills:

- Express Newspaper Ad # 14767 for Hilda Lane Advertising Fee- \$90.00
- W.B. Mason Invoice # 241703177- \$32.37

MOTION was made to pay W.B Mason bill invoice # 241703177 \$32.37.

MOTION: Robert Gaynor

SECOND: Amy Troup

All in Favor: (3-0)

MOTION was made to pay Express Newspaper invoice for ad # 14767 for Hilda Lane \$90

MOTION: Robert Gaynor

SECOND: Amy Troup

All in Favor: (3-0)

Meeting Minutes:

- *August 17th, 2023*
- *September 7th, 2023*
- *September 21st, 2023*

MOTION was made to approve the minutes of 8/17/23 as presented.

MOTION: Robert Gaynor

SECOND: Thomas Millias

All in Favor: (2-1)

MOTION was made to approve the minutes of 9/7/23 as presented.

MOTION: Robert Gaynor

SECOND: Amy Troup

All in Favor: (3-0)

MOTION was made to approve the minutes of 9/21/23 as presented.

MOTION: Amy Troup

SECOND: Robert Gaynor

All in Favor: (3-0)

Mail/Correspondence:

- Middleborough Planning Board- Public Hearing Notice for a Retreat Lot Special Permit Plan, Tispaquin Street.
- Middleborough Planning Board- Legal advertisement Notice for Modification to Definitive Subdivision Plan for a Residential Subdivision Plan entitled "Rose Ridge"
- Town of Pembroke- Public Hearing Notice for 21 Shepard Avenue, Pembroke, MA 02359 requesting variances
- Bridgewater Zoning Board- Public Hearing Notice for variance request to construct a 24' by 16' attached garage.
- Town of East Bridgewater- Approval Letter with conditions for 25 Snells Court, East Bridgewater for a Special Permit to allow construction of a 22'x22' attached garage.
 - *Notices were read into record by Chairman Millias*

Adjournment:

MOTION was made to adjourn the meeting.

MOTION: Amy Troup

SECOND: Robert Gaynor

All in Favor: (3-0)

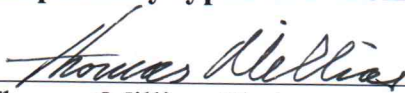
Next scheduled meeting: November 2nd, 2023

Documents:

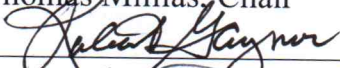
- Documents pertaining to Petition # 991- 314 Plymouth Street
- Request for 60-day extension letter from Joe Webby for Hilda Lane
- Approval letter for 359 Plymouth Street
- Express Newspaper Bill for ad # 14767- Hilda Lane \$90
- W.B. Mason invoice # 241703177- \$32.37
- Meeting Minutes for 8/17/23
- Meeting Minutes for 9/7/23
- Meeting Minutes for 9/21/23
- Middleborough Planning Board- Public Hearing Notice for a Retreat Lot Special Permit Plan, Tispaquin Street.
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Respectfully typed and submitted by: Danielle Akeke

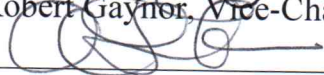
Date Submitted: 11/02/23.



Thomas Millias, Chair

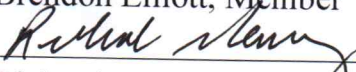


Robert Gaynor, Vice-Chair



Amy Troup, Clerk

Brendon Elliott, Member



Richard Merry, Member

The Halifax Planning Board