



**Halifax Planning Board
Meeting Minutes
December 7th, 2023**

A meeting of the Halifax Planning Board was held on Thursday, December 7th, 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, December 7th, 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, Amy Troup, Clerk, Richard Merry

Members Absent: Robert Gaynor, Vice-Chair, Brendon Elliot, Member.

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

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

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.*
- *Chairman Millias states that the hearing that was scheduled for 12/7/23 will be extended to the January 4th, 2024, and will not be discussed at tonight's meeting.*

MOTION to approve the extension for Petition #991- 314 Plymouth Street to the 1/4/24 meeting.

MOTION: Rick Merry

SECOND: Amy Troup

All in Favor: (3-0)

Chairman Millias asks the Board if they should sign the extension form at this time. The Board agrees. Troup notes that the box for a 30-day extension is checked off on the form, and wonders if the Board should make it a sixty-day extension to cover the hearing. Millias agrees there is no harm in making the extension for 60 days rather than 30 days. Millias states there is a motion on the floor, and an amended motion would need to be made. Troup states she thinks they should continue the hearing itself to January 4th, but extend the Site Plan Review to January 30th, 2024, to cover all bases. **Amended motion is to read as follows:**

MOTION to approve the extension for Petition #991- hearing of 314 Plymouth Street to the 1/4/24 meeting and to extend the Site Plan Review to January 30th, 2024.

MOTION: Rick Merry

SECOND: Amy Troup

All in Favor: (3-0)

Appointments:

- 12 Sherwood Drive- Isabel Simoes- *Unfinished drainage easement discussion.*
 - *Chairman Millias states that the Town of Halifax has never accepted the road in question within the subdivision of Highland Circle, and that there seems to be some continued issues with the drainage easement. Highway Surveyor Steve Hayward forwarded some information and photos to the members of the Board. Upon doing some research, he was able to find out that the town is still holding a cash bond for \$10,000. Millias also states that he was trying to find some information on the developer but has been unsuccessful in locating a name or any pertinent information. He is going to try and reach out to the Engineer to see if he can obtain some contact information, so they may work towards getting the bond released and the necessary work finished. Abutter Isabel Simoes will be contacted when more information becomes available, and this will be added to the agenda of the next meeting for further discussion.*

Signatures:

- Approval Letter for 550 Monponsett Street 23-SPR-238

MOTION to authorize the Chairman's signature for the approval letter of 550 Monponsett St

MOTION: Amy Troup

SECOND: Rick Merry

All in Favor: (3-0)

Bills:

- PGB Engineering Invoice- 314 Plymouth Street Plan Review Services- \$1,580.31

MOTION to pay PGB Engineering Invoice in the amount of \$1,580.31.

MOTION: Amy Troup

SECOND: Rick Merry

All in Favor: (3-0)

Meeting Minutes:

- October 19th, 2023
- November 16th, 2023
 - Troup would like to move the approval of the minutes to the next meeting.

Mail/Correspondence:

- Town Of Hanson: *Notice of Public Hearing for the decision of the Building Inspector to deny a building permit for 82 Tavern Waye*
- Town of Pembroke: *Recission #1801 Dominic's Way- Final conditions of approval*
- Town of Pembroke: *Public hearing notice- 4 School Street- Request for variance.*
- Town of Pembroke: *Notice of Public Hearing- 171 Mattakeesett Street- Special Permit*
- Town of East Bridgewater: *Notice of Public Hearing- 28 & 88 Chestnut Street- Variance*
- Town of Bridgewater: *Public Hearing Notice- 0 Auburn Street- Proposed 4-lot Subdivision.*
 - *Chairman Millias reads into record.*

Adjournment:

MOTION to adjourn.

MOTION: Rick Merry

SECOND: Amy Troup

All in Favor: (3-0)

Next scheduled meeting: January 4th, 2024

Documents:

1. Agenda 12/07/23
2. Extension for 314 Plymouth Street- Petition # 991
3. Emailed documents from Steve Hayward for Sherwood Drive
4. Approval Letter for 550 Monponsett Street
5. PGB Engineering Invoice
6. Town Of Hanson: Notice of Public Hearing for the decision of the Building Inspector to deny a building permit for 82 Tavern Waye
7. Town of Pembroke: Recission #1801 Dominic's Way- Final conditions of approval
8. Town of Pembroke: Public hearing notice- 4 School Street- Request for variance.
9. Town of Pembroke: Notice of Public Hearing- 171 Mattakeesett Street- Special Permit
10. Town of East Bridgewater: Notice of Public Hearing- 28 & 88 Chestnut Street- Variance
11. Town of Bridgewater: Public Hearing Notice- 0 Auburn Street- Proposed 4-lot Subdivision.
12. 10/19/23 & 11/16/23 Meeting Minutes

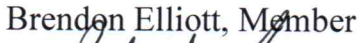
Respectfully typed and submitted by: Danielle Akeke

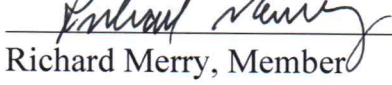
Date Submitted: 01/04/24.


Thomas Millias, Chair

: wasn't here.
Robert Gaynor, Vice-Chair


Amy Troup, Clerk


Brendon Elliott, Member


Richard Merry, Member

The Halifax Planning Board