



Halifax Planning Board Meeting Minutes January 16, 2020

Official

A meeting of the Halifax Planning Board was held on Thursday, January 16, 2020 at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Mass.

Members Present: Gordon R. Andrews, Mark Millias, Karlis Skulte and Amy Troup

The meeting was called into session at 6:43p.m.

Andrews reads the agenda. **M/Troup, S/Millias** to accept agenda with all in favor.

Members review mail, notices and paperwork pertaining to this evening's meeting.

Appointments/Hearings

6:30pm - Autumn Lane - Don Treannie - As-Built

Secretary informs Board she sent Treannie email with no response and no new information.

6:45pm - Pasture Lane/Farm View Estates - Tina Kenyon - Attorney Larry Mayo Update

Present: Tina Kenyon

Email with attached letter from Attorney Mayo to Michael P. Goodman (original developer), Trustee of G&G Realty Trust (Farm View Estates) dated 1/10/20 from Mayo is reviewed and discussed by the Board. Discussion with Town Admin Charlie Seelig regarding options if the Board does not hear a response from Goodman. Andrews is still pursuing the donation of parcel owned by Mark Comeau who is waiting to hear a response from Goodman. The Board informs Kenyon of updates and Kenyon is given a copy of Mayo's letter to Goodman. Goodman is given 30 days to respond. Kenyon will follow up in a couple of meetings. Kenyon departs.

Discussion

Joint meeting/vote for Planning Board applicants with Board of Selectmen. January 28, 2020 works for everyone.

M/Skulte, S/Troup to hold a Planning Board meeting joined with Board of Selectmen on 1/28/2020 at 7:00pm with all in favor.

This meeting will be posted by the Secretary. Seelig informs the Board that the new member can be sworn in at the next Planning Board meeting.

Appointment/Hearing

7:00pm - 241 Franklin Street - Solar Project - Form A

No one appears for this hearing other than abutters Bob and Mike DiBona. The Board, abutters and Seelig discuss the history and most updated status of project. Seelig answers questions and informs the Board that the pilot/contract has been signed and expires in 20 years. Seelig responds to questions regarding decommissioning of solar business (disposal of solar panels) informing the Board that there is a bond that would be cashed if the business fell through and there was a need to dispose of solar panels. The discussion evolves into Kingston's wind farm business.

Meeting Minutes:

M/Troup, S/Millias to approve the Meeting Minutes for November 21, 2019 with the edit to be made that Troup "abstained" rather than had "no response" going back into the regular meeting with all in favor. (The Board will sign the minutes after edit has been made.)

M/Troup, S/Millias to accept the Meeting Minutes for December 2, 2019 with changes made by Troup with three (3) in favor (Millias, Troup, Skulte) and one (1) abstained (Andrews). (Changes were made to content from Amanda Estates public hearing which he was recused from.)

Discussion

Regarding the Open Meeting Law violation complaint made by Seelig to the Planning Board, Seelig gives an example to the Board of what is okay versus what is not when emailing. Andrews states that it seems to him it's a lot easier not to use email. Troup adds that a lot of the things in her email were already known to everyone and she was just trying to see what could be done so states that it is like putting it on the agenda. Seelig responds that Troup never asked for these things to be put on the agenda. Troup responds that she was replying to an email to Jo-Anne (secretary) about agenda items she wanted addressed. Seelig responds that if the Board doesn't feel they violated the Open Meeting Law, that's up to the Board to make that decision. Seelig explains the process of responding to a complaint. Andrews feels this should be put on the agenda for the next meeting. Troup states she will no longer reply to emails. Millias and Skulte would like to reach out to Attorney Mayo for his opinion.

M/Millias, S/Skulte to contact Attorney Larry Mayo regarding the Open Meeting Law complaint and schedule the discussion for the next Planning Board meeting with all in favor.

Skulte asks Seelig if, in the future, he had questions on (for example) the Cluster Development Bylaw, he should only send those questions to Jo-Anne (secretary) without cc'ing the Chairman. Seelig responds that is correct and further explains that two people can talk to each other in this committee without quorum. When there are three members, that is a quorum. Skulte asks if he were to CC everyone in his comments to Jo-Anne, that would be a violation? Seelig responds that is correct. Millias adds that he doesn't do email so he's safe.

Bills

Millias doesn't feel Amory Engineers should be paid as they didn't do the service that was asked of them and if they correct the service, doesn't want a second bill with a different estimate. Andrews will contact Amory tomorrow.

Discussion

The secretary informs the Board she posted a meeting for the Planning Board to attend the Multifamily Bylaw meeting with Attorney Kwesell on 1/21/2020 at 7:00pm. The Board does not want the secretary to post a meeting to attend the Wage and Personnel meeting on 1/27/2020.

Adjourn:

M/Millias, S/Troup to adjourn with all in favor.

Respectfully submitted,

Gordon Andrews, Chairman

Date Approved: March 5 2020






