



Halifax Planning Board Meeting Minutes October 15, 2020

A meeting of the Halifax Planning Board was held on Thursday, October 15, 2020 in the Multi-Purpose Room at the Halifax Elementary School, 464 Plymouth Street, Halifax, MA.

Members Present: Chairman Alan Dias, Vice Chairman Mark Millias, Clerk Rick Merry, Member Amy Troup (joins the meeting at 7:03pm). Member Gordon R. Andrews is absent.

Chairman Dias opens the meeting at 7:00pm.

Appointment:

7:00pm – Complete Streets Program, Green Seal Environmental, Great Funds Availability

Courtney Beckwith (Green Seal Environmental - engineering and development company) is present. Steve Hayward (Highway Surveyor) is present. A Power Point presentation handout is supplied to each member and Beckwith discusses a summary of program. This has been in the works for a year. Beckwith has been working with Hayward. Explains that program makes streets walkable and drivable, increases safety, health and well-being in the community and provides transportation options. Three-tier process to access funds. Important to get community input. Explains Prioritization Plan process. Boards will be able to provide insight. Community will be able to offer input through an interactive/google map survey. Compile data through input from the public, high-crash areas and mapping; will prioritize areas depending on local needs and wants. Identify a list of 15 projects to understand how they will align with Complete Streets program's vision. Working to get technical assistance through the state. The Prioritization Plan is due April 1, 2021. Beckwith answers Board members' questions. Hayward's priority is the accident areas and engineering may be done with Chapter 90 money. Town gets approval through Mass DOT to get funding for project. Purpose is to provide safer streets and grant money. Separate committees not necessary. Not a requirement to adopt changes or policies, just recommended. Most work will be on public ways. Sidewalk engineering is complete. Board will hold a public hearing as an Introductory meeting. Hayward can get a free study done by Old Colony for intersections. Program is continuously being funded. Board will work on project list and wait to hear from Beckwith on technical assistance.

Amy L. Troup inquired about the implementation agreements the town would be making and read them aloud
Implementation

The town will review and either revise or develop proposed revisions to all appropriate planning documents, zoning and subdivision codes, laws, procedures, rules, regulations, guidelines, programs, and templates to integrate Complete Streets in all street projects. A Committee of relevant departments designated by the Board of Selectman will be created to implement this initiative.

Steve Hayward stated he was told that Chapter 90 money could be used for engineering projects. The engineering would need to be done in order to apply for the grants.

The Town of Halifax needs to pay for the design to apply for the grant in hopes to receive any grant money.

Appointment:

7:30pm – Duxbury Construction - 311-313 Plymouth Street – Site Plan Review for personal parking garage

Present are Freeman Boynton (Duxbury Construction) and Scott Casagrande (owner of property). Applicant will deposit money in Town escrow account for drainage report review by Town engineer, possibly Amory Engineers. Boynton presents project. Borhek Insurance (front) owned by Casagrande, Walmart and Stop & Shop in rear, left side is auto repair metal building and a vacant lot to the right. There will be no negative impact to neighborhood. Project is a new metal building for Casagrande's car storage - personal use and a few friends' car storage. Septic moving back/to the rear. Board of Health sent out for review. Adding parking spaces to the left and right of building. Parking inside the building is also considered additional parking. Site coverage analysis was supplied (meets Halifax coverage) - increasing from roughly 4,000 sq ft to 8,000 sq ft. Lighting on two sides of building on timers for safe access in evening. Drainage swale around the building. Just accommodating the proposed use of the rear of site. Parking will be gravel. No abutters have

expressed issues. Calculations for 100-year storm show seven inches of rainwater to absorb. Board discusses door locations - back door will not happen due to septic, per Casagrande. Half bathroom in building. Inside vehicle storage will be around 15 or 16 vehicles. Casagrande will look closer at floor drains to confirm they are in compliance. Contours are discussed. Metal building same colors as other two buildings. Updated plan will be provided. Board discusses drainage. Green space complies. Board does not need to take a vote at this time, changes to plans will be made and Amory will be contacted for review.

Discussion:

Pasture Lane Status

Nothing new to add.

Discussion

Meeting Day Change

Board discusses possibility of changing the Planning Board meetings from Thursdays to Tuesdays for school room set-up. Troup has obligations every Tuesday evening. Merry is available. Millias is potentially available. Dias will discuss at the next meeting when there is a full Board.

Discussion

Requests to Change Meeting Minutes

Troup's requests to change 9/3/2020 meeting minutes are discussed. Troup requests word document file to make her edits. Board as a whole must agree on changes requested. Troup will write and send her changes.

Meeting Minutes

Motion to approve Meeting Minutes from October 1, 2020: Millias

Second: Merry

Board requests a correction to Joe Webby's mistake of "booster" to "Boutmain."

Roll call: Troup - No; Millias - Yes; Merry - Yes; Dias - Yes

Motion Passes: (3-1-0)

Correspondence

The Board reviews correspondence.

Other Business

Comprehensive Permit "Country Club Estates" 40B Project - continued to November 18, 2020

Adjourn:

Motion to adjourn at 8:36pm: Millias

Second: Merry

All in favor (4-0-0)

Respectfully submitted,



Alan Dias, Chairman

Date Approved: 11/5/20



Edits by Amy L. Troup