



Halifax Planning Board Meeting Minutes November 19, 2020

A meeting of the Halifax Planning Board was held on Thursday, November 19, 2020 via Zoom hosted by Town Administrator Charlie Seelig.

Chairman Dias opens the meeting at 7:00pm and explains that due to the Governor's orders during the pandemic the Board is meeting remotely. Any audience participation is allowed with identification. Votes taken will be made by roll call.

Members Present: Chairman Alan Dias, Vice Chairman Mark Millias, Clerk Rick Merry, Members Gordon R. Andrews and Amy L. Troup.

Discussion:

Autumn Lane

There has been no response from Don Treannie to the Board. Chairman will attempt to contact Treannie again. Troup will send her photos of property to the Board.

Discussion

Pasture Lane

Nothing new to report. Release won't happen until road is complete, per Andrews.

Discussion

Meeting Start Time/Zoom

Board agrees they will continue to begin meetings at 7pm.

Discussion

Complete Streets Program/Green Seal Approval and Project List

Troup states she saw that the Board had an obligation contract to spend \$38,000; doesn't see it being a grant. Dias understands it is a grant.

Discussion

O'Reilly's Auto Parts / 330 Plymouth St – sidewalk at entrance heading out to street

Amory Engineers did inspection and came up with a solution of painting crosswalks to delineate which direction people should be going. Andrews confirmed these have been painted. In order to get another final inspection from Amory, an additional \$1,800 - \$2,000 will be needed to add to revolving account to replenish account.

Motion to contact O'Reilly's to request \$2,000 to add to revolving account: GA

Second: Troup

Roll Call: Andrews – Yes; Millias – Yes; Troup – Yes; Merry – Yes; Dias – Yes

Motion Passes: 5-0-0

Correspondence

11/9/20 – Email to Cheryl/Loco Larry's Tacos with information on site plan waiver request

Different location (Nessralla's) is being proposed. Board agrees there will be a site plan and/or waivers required. Applicant will need to join meeting to present site plan. Millias states that working with them depends on location and fee is necessary. Dias states applicant must decide on a site. Secretary will share the Board's thoughts with Cheryl.

11/9/20 – Email from Charlie Seelig - Bud's Goods with attached Host Community Agreement

This is not in front of the Board. Troup adds that outdoor cultivation was added since Four Daughters. Troup heard there were greenhouses being constructed but Board can't confirm this to be true as they have not been by. Troup asks Seelig

if Selectmen have any information. Seelig responds that if greenhouses are being put up, they have nothing to do with project as they would need a site plan review and building permits to do so. Seelig explains the three parts to getting a marijuana facility going: host community agreement, provisional license from state (cannabis control commission) and site plan review/special permit process. Seelig will try to get out and look. Troup will also look and take photos of site.

11/11/20 – Email from Mike DeVarne (Amory Engineers) in response to Alan Dias regarding wheelchair ramp – O'Reilly's Auto 330 Plymouth Street

Motion to request the painting of the crosswalk at O'Reilly's – Millias

Second: Andrews

Roll Call: Andrews – Yes; Millias – Yes; Troup – Yes; Merry – Yes; Dias – Yes

Motion Passes: 5-0-0

Halifax ZBA Decision Letter – Petition #926

Notices and Letters from Abutting Towns: Bridgewater, Pembroke, East Bridgewater

Notices, Memos and/or Letters from Halifax Boards & Committees – ZBA Petitions 925 and 926

Board has reviewed the above items and have no comments.

Bills

Amory Engineers – Invoice #15492 11/13/20 = \$160.65

Motion to pay Invoice #15492 from Amory Engineers for \$160.65 for O'Reilly's: Andrews

Second: Millias

Roll Call: Andrews – Yes; Millias – Yes; Troup – Yes; Merry – Yes; Dias – Yes

Motion Passes: 5-0-0

Other Business

Comprehensive Permit "Country Club Estates" 40B Project - postponed

Board was present at the Zoning Board meeting (11/18/20) as Zoning is looking for guidance from Planning Board. Dias talks about his concerns with basins and drainage areas on this site. Andrews states there will have to be treatment for drainage. Dias concurs. Sole authority is with the ZBA on this permit. Algers (abutters) continue to have issues with drainage on their property.

Karlis Skulte, previous Planning Board member, asks if the ZBA has a third-party peer review to go over the application and provide technical comments. Dias responds yes, Amory Engineering. Drainage comments are posted on the Town Website. Seelig explains that CC Estates will require Board of Health and Conservation Commission eventually but beginning with ZBA for big hurdle – Chapter 40B permit. Troup adds that Dias made great points at the ZBA meeting about not having an easement for septic and making sure there would be a reserve area; adds that it's important to know these things now to prevent re-engineering. Merry states grinder pumps don't make sense to him. Dias states that due to so much silt and loam, the base of foundations will have no drainage.

Meeting Minutes

Troup edited 11/5/2020 Meeting Minutes, sent to secretary today which were forwarded to all members. Minutes are shared on screen by Troup. Board decides to hold off on voting on these minutes until next meeting.

Adjourn:

Motion to adjourn 7:43pm: Andrews

Second: Troup

Millias won't make it to next Planning Board meeting.

Roll Call: Andrews – Yes; Millias – Yes; Troup – Yes; Merry – Yes; Dias – Yes

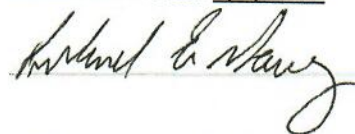
All in favor (5-0-0)

Respectfully submitted,



Alan Dias, Chairman

Date Submitted: 2/4/2021



ADY 2/9/2021