



Halifax Planning Board Meeting Minutes December 3, 2020

A meeting of the Halifax Planning Board was held on Thursday, December 3, 2020 via Zoom hosted by Town Administrator Charlie Seelig.

Members Present: Chairman Alan Dias, Clerk Rick Merry, Members Amy Troup and Gordon R. Andrews (joins meeting at 7:04pm). Vice Chairman Mark Millias is absent.

Chairman opens the meeting at 7:01pm and takes a roll call of all members. Explains protocol of Zoom meeting.

Appointment

7:00pm – Bracken Engineering/Scott Burgess, 8 Hilda Lane “Brookside Farm” – Subdivision Modification and Initial Site Plan Review

Don Bracken of Bracken Engineering presents Subdivision Modification. Shares original 2005 plans on screen. Road was never built or rescinded. Reviews history of subdivision changes. Shares current 2020 plans on screen with changes made in red overlay. Goes over changes. 1. Proposal of waterline with two hydrants 2. Drainage basin reconfiguration - same size as was previously approved but now closer to road to get out of 200-foot riverfront area 3. Elimination of previously proposed driveway aprons; now showing two new driveway aprons to accommodate future development of multifamily development. Everything south of the road will remain undeveloped. The existing drainage basin at end of cul-de-sac designed to handle this section of the road is not being changed. Still falls within the 100-foot buffer of wetland. Keeps with original design. Last minor change 4. Location of subsurface drainage system located near roadway intersection has been shifted to avoid utility pole. All proposed utilities, as previously approved, will be underground. Construction details added for proposed water system. Profile revised to include water line and revised some elevations for drainage system shift. Wetlands crossing was approved in previous project proposal.

Chairman opens to Board for questions. Discussion of variances to be proposed to ZBA. Bracken explains bylaw doesn't restrict how many units in one building. Could have just designed one big building with 21 units but didn't feel it was appropriate at this site. Buildings are separated. Closest to each other is 43 feet. Parking areas are between buildings and parking complies with bylaw but is more parking than necessary and can be cut back. Bracken confirms that no units are being proposed in flood zone district and locates flood zone on map to confirm. Relating to the variance between buildings, Bracken states that hardship is topography related to wetlands. Bracken confirms that the alternative of one larger building would be the same number of units, same amount of water and sewerage. There will be no detriment to water quality or environment with this plan as opposed to having one larger building. Bracken explains road being built is really a driveway to the development and 800 feet from a public road. The bylaws being referenced are not under the purview of the Planning Board which is why this is being brought to the ZBA.

Chairman opens to public for questions/comments.

Bracken presents Site Plan Review overview of Multifamily Development. One lot 21.75 acres. Has ZBA meeting for 12/14/20 for special permit and three variances (to have more than one multifamily building on a lot, front road setback for two buildings, separation distance between buildings). Makes sense to schedule official Site Plan Review after. Proposed falls under multifamily bylaw. Consists of four buildings with four units and one building with five units for 21 total units. One unit per acre as stated in bylaw. Each unit will have its own septic tank connecting to common septic system. Drainage will be contained in the middle of landscaped area, will have town water. Each unit will have garage and three bedrooms. Will need to file with Conservation due to portions being within 100 feet of wetlands. Will also file with Board of Health.

Discussion of notification and possible hearings for subdivision modification between Bracken and Board. Bracken confirms there will be no changes in lot lines.

Chairman opens to Board.

Bracken clarifies that there are two separate applications – Subdivision Modification which is solely focused on roadway construction and Site Plan Review. Lot lines were removed in 2008 when last multifamily development was proposed and is reflected this way on Assessor's map. Perimeter Plan is shared on screen by Bracken recorded in 2008. Last year's plan of Hilda Lane presented to Board showed a subdivision. Current plan this evening doesn't show subdivision. Bracken and Board agree that Bracken will amend Subdivision Modification request to include the removal of old interior lot lines from original subdivision plan. House on

left of entrance to Hilda Lane has frontage on paper road but will have actual frontage when road is built. Bracken explains that there would be two lots on Hilda Lane if this is approved. Bracken confirms that once this subdivision goes in, the other lot becomes a lot with frontage as well. Bracken believes this would be like any other subdivision road - it would be a private way until town meeting accepts it as a public way. There will be a condo agreement that it would be maintained by Hilda Lane with an association maintenance. As for the house currently located, there's an agreement that they would have access off Hilda Lane. The first house on the right, their frontage is on Hayward Street and does not have access rights to Hilda Lane - this will have to be confirmed by Bracken. Bracken will do additional research on the two existing houses for the next presentation/meeting.

Chairman opens to public. Diane Bradford, 131 Hayward Street (corner of Hilda and Hayward) shares concerns about project. She did not want the previously proposed two-family and is opposed to this multifamily. Would like a public hearing with all abutters notified.

The Board agrees to hold a public hearing for the Subdivision Modification.

MOTION to notify abutters of 8 Hilda Lane by certified mail: Troup

SECOND: Andrews

Roll Call: Troup – Yes, Andrews – Yes, Merry – Yes, Dias – Yes

All in favor

Bracken confirms that, as the applicant, he will be in charge of notifying abutters by certified mail and advertising as there will be a public hearing. He will also submit the new request. Bracken will formally withdraw the first submission of Subdivision Modification and resubmit with a request for public hearing. Bracken would like to proceed with variances through the ZBA. Bracken will request a 60-day extension for the Site Plan Review.

All questions for Town Counsel will be brought to and discussed at the next Planning Board meeting.

Bracken adds that when developer Scott Burgess came to the Planning Board in 2019 it was just a fact-finding meeting. He was trying to build one house for himself in the back but due to frontage issues with Hilda Lane and existing house having access from it, it may have created some technical issues. Board agrees with this information and add that Burgess wanted to shorten the road to prevent it from going over the bridge.

Appointment

7:30pm – Cled's Tree Service, 450 Industrial Drive – fire compliance

No one is present. Chairman states there was a fire at this location and that there are 20 times the number of woodchips allowed. Chairman has spoken with Fire Chief who is working on process for removal. Around 300 yards are allowed. According to Chairman's estimate there are around 4,500-5,000. Board has no comment.

Discussion:

Autumn Lane – Peter Palmieri (Merrill Engineers) – Don Treannie (owner) – inspection update

No response from Don Treannie.

Discussion:

Pasture Lane Status – status

Plan was submitted to Board of Health for septic. Owner is waiting for approval of plan and will be applying for building permits. Finishing the street has precedence. The Planning Board is not releasing the lot until street is complete.

MOTION to send letter to Building Department that until Pasture Lane (road) is complete the building permits cannot be issued as there is a covenant in place: Troup

SECOND: Andrews

Roll Call: Troup – Yes, Andrews – Yes, Merry – Yes, Dias – Yes

All in favor

Discussion

Complete Streets Program / Green Seal approval and project list

Board will need list of 15 prioritized projects prepared by April 1st, 2021. Board agrees this should stay on the agenda. The Board will pool their ideas.

Discussion

O'Reilly's – 330 Plymouth Street – sidewalk at entrance heading out to street

Sidewalk entrance to O'Reilly's was painted according to ADA standards. Board agrees it looks good.

Correspondence

The Board reviews correspondence.

Cled's Tree Service, 450 Industrial Drive is discussed. Gordon R. Andrews recuses himself as Cled does work for him. Chairman informs Board that complaints were received by Board of Health from WES (neighboring property). Chairman will reach out to Town Counsel. Explains that Cled was supposed to return last July with an update to site plan and did not. Fire Department must enforce the fire code. The Planning Board is responsible for operating according to the site plan. Further research will be done.

241 Franklin Street, Solar is discussed. Ashlesh Kurahatti is present and informs the Board that three full sized As Built plans were submitted to the Planning Board. As Built reflects tree installation according to site plan. Conservation was on-site to confirm. Planning Board usually signs the As Built to acknowledge completion. Board would like to look at proposed site plan and compare with As Built plan. This will be discussed at the next meeting. Discussion of who enforces site plan. Chairman will ask Town Counsel.

Other Business

Comprehensive Permit "Country Club Estates" 40B Project - continued to December 16, 2020

Comments from the Board will be sent to secretary. A meeting was posted by secretary for Planning Board to attend.

Meeting Minutes

Secretary confirms that October 15, 2020 meeting minutes need all signatures. Secretary will use signature stamps for all members. Troup will sign at Town Hall.

All Board members will receive physical meeting folders during pandemic/zoom meetings going forward. Meeting folders will be prepared and available in Planning Board mailbox on Wednesday evening.

November 5, 2020 meeting minutes will be discussed at the next meeting.

Adjourn:

MOTION to adjourn at 9:00pm: Andrews

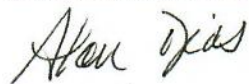
SECOND: Troup

Roll Call: Troup – Yes, Andrews – Yes, Merry – Yes, Dias - Yes

All in favor

Respectfully submitted,

Date Submitted: 2/4/2021



Alan Dias, Chairman



ZOOM CHAT

00:45:06 Jo-Anne Snow: Site Plan Review does not require abutter notification
00:45:24 Amy L. Troup: site plan modification
00:48:33 Jo-Anne Snow: A Modification to a subdivision does not require abutter notification but if the Planning Board decides differently, that's okay too
00:54:02 Diane: I am a very concerned abutter and do not understand how this can be allowed. very disturb about this
01:10:27 Jo-Anne Snow: I can send Don the extension form and withdrawal form
01:21:16 Jo-Anne Snow: Waiting for Hutton to replenish revolving account
01:21:25 Jo-Anne Snow: For Oreilly's
01:28:43 Jo-Anne Snow: 450
01:33:18 Jo-Anne Snow: A full as built plan was submitted today - in Planning Board office
01:33:27 Jo-Anne Snow: for 241 Franklin
01:46:46 Charlie Seelig: ZBA Meeting - <https://www.youtube.com/watch?v=W1zRla5li6g>

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