



**TOWN OF HALIFAX  
PLANNING BOARD**

**499 Plymouth Street, Halifax MA 02338**

**\*Phone: 781-293-1735 \*Fax: 781-294-7684**

**RECEIVED**

11/14/2023, 11:52:25 AM

HALIFAX TOWN CLERK

**In Person Meeting Beginning at 7:00pm in The Great Hall  
Thursday, November 16<sup>th</sup>, 2023, at 7:00PM**

**Open meeting and announce time opened.**

**Announce: The Planning Board meeting is being recorded by Area58 and can be viewed on YouTube.**

**Location:** The Great Hall, 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.
  - *The original meeting date of 11/2/23 was cancelled and rescheduled for tonight's meeting. Members of the project (Steve Dahms, Robert Kraus, Aubree Armstrong, Gary McNaughton) as well as Pat Brennan of PGB Engineering will be present via Zoom.*
- Zoning By-law and Zoning Map Amendments- *The texts and maps comprising the proposed Zoning By-law and Zoning Map Amendments for the Senior Housing Overlay District and its application to the Monponsett Street properties, Halifax, MA, identified as 265 Monponsett Street and 266 Monponsett Street. The developer will be present at the meeting to discuss.*

**Appointments**

- *New Site Plan Review- 23-SPR-238- 550 Monponsett Street LLC, Applicant Amie Sapphire*
  - *Proposed reconfiguration of the entrance, landscaping of existing lawn area, and additional parking to compensate for lost parking at the entrance. Pending Conservation approval on 11/7/23. Engineer Joe Webby will be present at the meeting to discuss the proposed work.*
- *Modification to Site Plan 22-SPR-232- Kozhaya Nessralla- Sign Permit application filled out to place a business sign at the location of the existing business located at 416 Plymouth Street. The proposed location of the sign has been marked on the existing plans.*

THIS MEETING WILL BE RECORDED BY AREA 58 AND POSTED ON AREA 58'S HALIFAX YOUTUBE PAGE.

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**Discussions/Action to be Taken:**

- *Continued Hearing* - Hilda Lane Form C Application for Approval of Definitive Plan/ Subdivision Modification (Amendment to Amendment)
  - *A 60-day extension request was sent by Joe Webby on behalf of Scott Burgess at the 10/19/23 meeting. Extension form needs to be signed.*

**Bills:**

- **Express Newspaper Ad # 14892-** \$90.00 – Notice of Public Hearing Advertisement for 265-266 Monponsett Street
- **W.B. Mason Invoice # 241987868-** \$67.72 Office Supplies
- **W.B. Mason Invoice # 242052090-** \$270.03 Bookshelf
- **Pitney Bowes Bank Inc Reserve account # 19491331-** For postage \$100.00
  - *Approval & Signatures*

**Meeting Minutes:**

- October 19<sup>th</sup>, 2023
  - *Approval & Signatures*

**Mail/Correspondence:**

- Town of Pembroke Planning Board- Subdivision Rescission #1801 Dominic's Way
- Town of Pembroke Zoning Board of Appeals- Decision Letter for 21 Shepard Ave
- Middleborough Planning Board- Notice of Public Hearing for a Retreat Lot Special Permit Plan on Benson Street

**Next scheduled meeting:** December 7<sup>th</sup>, 2023