



TOWN OF HALIFAX PLANNING BOARD

499 Plymouth Street, Halifax MA 02338
781-293-1735 fax 781-294-7684

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August 5, 2021

8/3/2021, 12:57:32 pm

HALIFAX TOWN CLERK

Location: Great Hall, Halifax Town Hall, 499 Plymouth St, Halifax, MA

Time: 7:00pm

Requested by: Chairman

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

Appointments/Hearings

- 7:00pm – (Continued) Attorney Emile Bussiere, Jr / R&J LLC – 314 Plymouth St – Site Plan Review (Filed: 5/27/21, 45 Days: 7/11/21 with Extension to 8/24/21); Amory Review Reports dated 7/8/21 and 8/2/21
- 7:30pm – 655/657 Monponsett Street, Twin Lake Liquors – site plan review (Filed 7/26/21, 45 Days: 9/9/21)
- 8:00pm – 934 Plymouth Street, Cubesmart – site plan modification (Filed 7/27/21, 45 Days: 9/10/21)

Discussion

- 8 Hilda Lane – Preliminary Subdivision
- 450 Industrial Drive – 2005 site plans submitted for signatures, per Don Bracken
- Proposed Zoning By-Law Amendment Hearing by Colonel Booth to eliminate the buffer zone preventing marijuana establishments from being near venues with alcohol pouring licenses – advertised for public hearing to take place August 19, 2021 at 7:05pm / Expected Special Town Meeting dates are 9/7/21 or 9/8/21
- Proposed Zoning Bylaw Amendment by Kimberly and Matt Campbell / The Farm at Raven Brook 167-7(D)(16) – addition of Farm Special Event
- Walmart – extended hours
- Discuss with Board of Selectmen the Planning Board Secretary coming under the jurisdiction of the Planning Board
- Pasture Lane – status
- Subdivision Control Regulations Chapter 235-6(C) – ANR time frame and additional changes – reschedule hearing date

Bills

- Plymouth Registry of Deeds – Member Signature Recording for 2021 = \$107.00
- W.B. Mason – Invoice #221098756 – Nameplate and Signature Stamps = \$71.78
- Plympton-Halifax Express – Invoice #12654 - Ad for Zoning By-law Change = \$251.10

Meeting Minutes:

- May 6, 2021 – approval and signatures
- May 20, 2021 – approval and signatures
- June 3, 2021 – approval and signatures
- June 17, 2021 – approval and signatures
- July 1, 2021 – approval and signatures

Correspondence

- 7/1/21 – CPTC Workshops for 7/21/21
- 7/2/21 – 314 Plymouth Street - Email from Webby Engineering with attached Letter of Request for extension (site plan review)
- 7/6/21 – Email from Amory Engineers/Pat Brennan – 314 Plymouth St / True Storage – site plan and drainage report from Webby
- 7/6/21 – Emails between Laurence Gogarty/Arch Consulting and Charlie Seelig – Laurence Gogarty's complaint not raised at 7/1/21 Planning Board meeting
- 7/8/21 – Overview of MIIA OSHA Safety & Health Certificate Programs

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- 7/8/21 – Email to Charlie Seelig from Sarah Dugdale/Campos Homes – Autumn Lane
- 7/8/21 – Report from Amory Engineers / Pat Brennan – 314 Plymouth St / True Storage – site and drainage plans
- 7/15/21 – Email from Charlie Seelig – Green Earth Cannabis Proposed HCA – BOS meeting 8/3/21
- 7/15/21 – Email from Charlie Seelig – BOS Special Town Meeting September 8, 2021
- 7/16/21 – Email from Steve Hayward with attached photos and video of 285 Holmes Street/Liddell – drainage issues
- 7/25/21 – Emails between Charlie Seelig and Don Treannie – Autumn Lane status
- 7/25/21 and 7/27/21 – City of Brockton/Monponsett Pond Resource Management Plan – Public Meeting (emails from Charlie Seelig)
- 7/26/21 – Email from Assessor Holly Merry – 48 Elm Street
- 7/29/21 – Board of Health response to Site Plan Review for Twin Lakes Liquors, 655/657 Monponsett Street
- 7/29/21 – Board of Health response to Site Plan Modification Review for 934 Plymouth Street, CubeSmart
- 8/2/21 – Email from Jaime DiGiusto, Bow Street, abutter to Twin Lakes Liquors
- 8/3/21 – Email from Charlie Seelig, Selectmen’s Meeting Green Earth Cannabis Postponed to later this month
- Notices and Letters from Abutting Towns
- Notices, Memos and/or Letters from Halifax Departments, Boards and Committees

Other Business:

- Signature Authority Fiscal Year 2022 – signatures
- Registry of Deeds Recording of Members 2021 - Signatures
- ZBA Comprehensive Permit “Country Club Estates” 40B Project – continued to November 17, 2021 at 7pm at Town Hall, 499 Plymouth St / Great Hall

****Any other unscheduled business following posting of this Agenda****

Adjournment

Next scheduled meeting: August 19, 2021