



Halifax Planning Board Meeting Minutes October 7, 2021

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HALIFAX TOWN CLERK

A meeting of the Halifax Planning Board was held on Thursday, October 7, 2021, at 7:00pm in the Great Hall of the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, October 7, 2021, which are on file with the Planning Board Department and posted on the Town of Halifax website. The video recording is posted on Area 58's Halifax YouTube page.

Members Present: Chairman Gordon R. Andrews, Vice Chair Amy Troup and Member Rick Merry. Clerk Brendon Elliot and Member Mark Millias are absent.

Chairman calls Halifax Planning Board meeting into session at 7:02pm, states members present and reads agenda into record.

MOTION to approve the agenda as read: Troup
SECOND: Merry
All in favor (3-0-0)

Appointment

7:00pm – (Hearing) Petition #951 - Attorney Emile Bussiere, Jr / True Storage – 314 Plymouth St – Special Permit for a storage building (Filed: 8/12/21, Withdrawn and Re-applied with updated application 9/13/21)

Present: Joe Webby, Webby Engineering and Emile Bussiere, Jr. (applicant, True Storage)

MOTION to open the public hearing on Thursday, October 7, 2021 at 7:00p.m. in the Great Hall at Halifax Town Hall 499 Plymouth Street, Halifax, MA 02338 on the application by Emile R. Bussiere, Jr. of True Storage for a Special Permit to construct a storage facility to be located at 314 Plymouth Street, Halifax, MA 02338. Said property is owned by R&J, LLC as shown on Assessors Map 63, Lot 6 and 6A; recorded in the Plymouth County Registry of Deeds in Book 38017, Page 343 to obtain a Special Permit as defined under Halifax Zoning By-Law Section 167-7D(13): Schedule of Use Regulations, Specific Use Regulations for Commercial Buildings and Structures exceeding 15,000 square feet. The applicant is seeking to construct a 61,960 square foot indoor, climate-controlled storage building in a business zone. File #954: Troup
SECOND: Merry
All in favor (3-0-0)

WEBBY: Joe Webby, Webby Engineering and Emile Bussiere and we have been before this Board for site plan approval at this site and part of that approval process is we also need a special permit for the size of the building being graded at 15,000 sq. feet but your by-laws ask us to include all floors so that's how it gets up to 61,000. The footprint itself is around 24,000 sq. feet.

TROUP: 24 what?

ANDREWS: Can everybody else see the plan? Do you need the plan turned so you can see it? Everybody's good?

WEBBY: We're gonna have two and a half stories which brings that up to 61,000.

ANDREWS: Anything else? Any discussion? Questions?

TROUP: So we have a bylaw that reads that we have to have a special permit at 15,000 and this one is exceeding that, even on the first floor, by about 9,784 square feet. And if you do the total, you're at 61,000, that's a big ask.

WEBBY: Yes.

TROUP: Can you explain what your hardship is?

ANDREWS: Well, let me explain something first. This is not about a hardship. This by-law is in there that if you're going to go over 15,000 square feet, it doesn't mean that you can't do it, it just says that if you're going to go over 15,000 square feet you must apply for a special permit. It's not based on a hardship.

TROUP: Okay. That was my misunderstanding.

BUSSIERE (some inaudible): Frankly, I made a typo...myself in terms of trying to figure out the exact...that we're supposed to satisfy in order to obtain a special permit in the Town. Given some of the comments we had, the fact that we were trying to make this property fit within the Town we went back after first suggestions about doing a pitched roof as opposed to having a flat roof...I think the Board suggested to us early on that they didn't feel a flat roof went well in the downtown area...so we revised the plan. I think one of the things you need to recognize is that that top floor contains a half story but it is really hidden from view so in terms of having...it may

be 60,000 sq. feet...so the whole usage on the 3rd floor doesn't really look like a 3rd floor from the roadway because it's all encapsulated by the pitch roof...so this would be an attic...but we are making use out of it by going the 2.5 stories and going to the Zoning Board for it's permits. We've designed, with Mr. Webby, a property that we believe will meet all the Zoning criteria...the setbacks (inaudible) drainage issues...high tax-paying base, very low impact on traffic and no effect on the school system. One of the reasons we are here is that the research establishes to us that there is the need in this area for storage space. Wouldn't be here if it weren't for the fact that we need it (inaudible).

ANDREWS: Rick? Any...

MERRY: I think it's a great-looking building but I just can't picture it there...that's just my feeling. That's the only thing I can see wrong with it, I just can't see how it's going to fit as far as what's in that area, restaurants, stores, everything else. Honestly, I like what's there now. I'm just having a hard time trying to visualize. It seems like a great idea for another area...(inaudible)

ANDREWS: So can you explain what the size of the building is for everybody? Overall?

WEBBY: The overall footprint of the building is 100 feet wide by 247 feet long. If we design the building that size, it can't exceed 25% of the interior of the lot. So we do our math and that's the biggest building we can put on this lot for a footprint. To make this economically viable, the storage unit...business need to be able to max that out by having 2.5 stories which is an upper-level type of building...40 feet, but we are only allowed to have 2.5 stories, so it's a lot less than 40 feet.

ANDREWS: And what's the distance off the street?

WEBBY: With the setbacks...one setback is 51 feet, 40 feet from the east side and 57 feet from the west side. It's within the setback requirements.

ANDREWS: And the height of the building in the front to the eave height?

WEBBY: The maximum height of this...in this zone is 40 feet, I don't have the exact height but it's far less than that.

ANDREWS: I was just wondering because is it, two story, is it 20 feet high? Is it 30 feet high? Front to eaves?

WEBBY: Well, I think they're roughly 10 feet.

BUSSIÈRE: Yeah, 10 or 11 feet. Somewhere between 33 and 36 feet.

ANDREWS: For the front eave? Up to the—

BUSSIÈRE: No, to the apex.

WEBBY (referring to the plans): So we're gonna have the normal story, the second story and then the half story.

ANDREWS: And that bumps out, right there?

WEBBY: This? No. Kinda looks like it here but this is...

BUSSIÈRE (inaudible)

ANDREWS: Okay, okay. Can the audience see that?

MERRY: How are you going to access all the storage? Overhead doors on the back? The sides?

BUSSIÈRE: There's one...door on the backside and everything else is accessed from the front door and then internally. You get a dolly, you go in and walk around the halls, elevator access to units. All interior units have pull down doors, like a garage door...vary in size...

MERRY and BUSSIÈRE discussion inaudible.

BUSSIÈRE: I understand this wouldn't be the most popular thing, when somebody's saying they're going to take away Nessralla's farm stand. But the property is for sale and someone is going...to buy it and someone else is going to do something different most likely from running a farm stand. I'm willing to bet it's not going to be a farm stand.

ANDREWS: Open it up to the audience. Anybody? Comments, questions?

TINA ALGER: I have a question. Has the Planning Board accepted the drainage plans?

ANDREWS: No. No, because what they did was they held off and now we're gonna go into the site plan after this.

TINA ALGER: Well, I was at the Conservation meeting and the engineer said to the Conservation that the Planning Board had already accepted the site plan, the drainage. Per the town engineer's plans. And I said, I was at the meeting, I didn't hear any of that. It was continued. They said no, the engineer said he got an email stating that the planning board had accepted it and Conservation, when they heard the planning board accepted it, Conservation accepted the whole thing. The meeting was maybe 10 minutes. I said I was there, I heard everything that was said but...so I just wanted to ask the question.

TROUP: I heard a similar thing at the Zoning Board meeting that surprised me the other night as well, on the same tune.

ANDREWS: They've been working with the engineer to get that squared away but the site plan was not approved.

TROUP (to Webby): Did you receive an email from somebody stating that the plan has been approved?

WEBBY: Amory Engineers, Pat Brennan. You have that in your records. Not that the site plan was approved, no one's ever said that in my office. But the drainage design had been approved by Amory Engineer.

TROUP: But that's not us.

TINA ALGER: It was the drainage.

WEBBY: No, that's not you. That's your consulting engineers.

BUSSIÈRE: It was explained the other night that the town engineer was reviewing the calculations to make sure that there was no increase in the drainage off the site.

TROUP: Yeah but the problem with that is that if anything changed then some of the drainage would have to change so we don't piecemeal...give approvals for things. Cause if the building all of a sudden changed...we can't have an approval on something we'd have to go back on.

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BUSSIÈRE: I think if the building changed at all we'd have to go back to the town engineer and make sure they approve the same drainage...

TROUP: Yeah but there was no approval of the planning board on any parts.

WEBBY: We never...with all due respect to Mrs. Alger we never said the planning board approved anything because we all know here that the planning board has not approved it.

TROUP: Yeah but it's a little bit misleading to say that the drainage has been approved to Conservation.

WEBBY: No, it's not misleading. All we said at Conservation is that the drainage was approved by the consulting engineer.

TROUP: Well I disagree.

WEBBY: Okay.

TROUP: It's misleading.

WEBBY: Beyond that, Conservation approval is subject to all other approvals. We're not gonna go out and build drainage after Conservation unless we have all the other approvals.

BUSSIÈRE: The last thing we'd ever want to do is pull the wool over anyone's eyes to suggest that somehow we received approval on our drainage specs when we hadn't done so. It was simply a matter of recognizing that the drainage calculations had been done by engineers and that the engineers that you folks hired, is the one that said now you have the calculation requirements for the drainage. I wasn't at conservation commission so I don't know exactly what was said but I know it was the other night. Hope that we haven't misled anyone. I'm sorry you feel that way.

TINA ALGER: At the end of the meeting Conservation said that they would go along with the planning board and if the planning board accepted it, they accepted it. And there's the planning board.

TROUP: So they thought that we had approved it.

WEBBY: They said that they would approve it contingent on all of the approvals.

TROUP: Moving on.

ANDREWS: So they didn't give you an approval until everything is done.

WEBBY: We don't have an order of conditions, no. My understanding is it was approved subject to this.

TINA ALGER: Conservation didn't approve it?

ANDREWS: Did not.

TINA ALGER: Did not approve it until you approve it?

ANDREWS: That's what I was asking.

WEBBY: We don't have in our hands an order of conditions which is the approval, the piece of paper that says you can go ahead and build. Right now, we are still in the hearing process and part of that process is that we have to go through these boards and commissions. We had to get conservation approval...(inaudible).

JOHN SHEA: I was speaking with Mr. Perry who was saying the building is a little oversized for the area that it's in. Based on the rest of the buildings on that street I'd like to feel that I can drive through the town and look at the town as I drive through and say, gee, they've got a nice plan rather than driving through and going all of a sudden, what the heck is that, and drive along. I think something like that is one of the things that we're gonna see is...it's just so massive, in the center of our town, so close to the road. It's gonna be out of place. 15,000 to 62,000 square feet. That alone just...(inaudible). Just my opinion, that's all.

ANDREWS: Everybody's entitled to, speak up. Anybody else? Tina?

TINA ALGER: No, I'm just concerned with the drainage, that's why I'm here.

ANDREWS: Okay.

UNIDENTIFIED SPEAKER: What is this building? What's it going to be used for? I must have missed that.

TROUP: Storage. You know when you're moving, a storage facility? Things of that...for people who don't have a storage shed at home, an attic or maybe a condo, needs storage. It needs to get a special permit from the zoning board for the use as well.

MERRY: Pretty much like all the storage warehouses you see everywhere except they're putting in one massive building that is all climate-controlled, which is a great concept. I have no problem with that. I just think it's a bad fit for the neighborhood.

JOHN SHEA: I happened to be driving around Cohasset and passed where the Music Circus is, there's a tent, you can drive right down that road and the train station is a little bit farther. Halfway between that sits one of these buildings. It's massive. Huge and that's about three...stories high. It's sitting on a hill, with all buildings around. Took some pictures. Couldn't believe the size, good concept but not in the center of our town.

TROUP: Was it the same?

JOHN SHEA: Similar, similar. Different company but very similar in the look. It's called Extra Space Storage. It's up on the hill, set back. So if you're driving towards the train station you really don't see it because you're almost to the bottom of the hill...because my wife is always telling me keep looking straight. But I happened to see that so I had to turn around and come back. But coming back you can see it more, but there's so much else going on on route 3 in Cohasset, it's just part of everything else that's there.

MERRY: It fits there.

JOHN SHEA: Yeah.

MERRY: Something like this were further off the street or surrounded by more stuff like it, it would blend right in. You have the same feeling I do, it's just not going to blend in.

JOHN SHEA: That's it.

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ANDREWS: Thank you. You want to continue the hearing?

TROUP: I'll motion to close the hearing.

ANDREWS: You want to close it or continue it?

TROUP: Oh, I'll continue it. You mean like another day? Or continue it until after we see the site plan? HALIFAX TOWN CLERK

ANDREWS: We just opened it, maybe if we continued it to the next meeting there might be some more input.

TROUP: Alright.

ANDREWS: It's up to you.

TROUP (to Merry): Any thoughts about that?

MERRY: Just seems like there's not very many people here that are too concerned about it. Plus, the drainage...have we seen that on the plan yet?

TROUP: That's the site plan next.

WEBBY: This is the latest plan, with the latest revisions.

MERRY: So a couple of revisions had to be made, that's all.

ANDREWS: So from the original plan that we saw, this building is still the same size?

WEBBY: The building is the same size.

ANDREWS: The footprint.

WEBBY: I don't know if you want me to go into the drainage.

MERRY: Yeah I see no problem with the setbacks, and everything else, the drainage and all that goes along with it. It's just...is it going to fit right there?

BUSSIÈRE: I wouldn't be objecting to continuing the meeting for further discussion, but depending on which way you're leaning right now if you're telling us there are further things we can do with respect to the aesthetics or otherwise try to make it fit better with the size of the building we proposed and location that we proposed it's something that we'd be willing to continue working with, I think every time we've been before this board I've told you we want to try to adapt as best we can and be good neighbors to everyone and not do anything to upset the town. We've been here a number of times already, we've already revised the plans in accordance with the zoning requests that have been made. But if it's a situation where it doesn't matter what we do to the building, your position is going to remain consistent...

MERRY: It's still going to be massive, no matter what you build in that part of town. I don't see how you couldn't agree with that.

ANDREWS: From my perspective I think it's gonna look massive there for the fact that it's 50 feet back. Most of the other buildings are set back further. This building is going to be out closer to the street. I think that's going to be drawing your eye right to it even more so. I mean, O'Reilly's is back.

TROUP: It's a little bit further back. Everything's a little bit further back.

ANDREWS: The bank sets back further, the plaza sets back. This is gonna be out closer to the street and taller than everything else there.

MERRY: It's definitely going to stand out, no doubt about that. You drive down the road you see it's gonna hit you. I think the concept is great, the building is awesome, but put the wetland out front, ha ha

BUSSIÈRE: I wish we could do that but we can't.

TROUP: What about reducing the size and moving it back a little? What if it was not 50 feet off the street? Make the width...

ANDREWS: Narrower?

TROUP: Yes, thank you.

BUSSIÈRE: This is the smallest building that our group is building.

MERRY: It's not worth it.

BUSSIÈRE: It's a big process to go through every time...

MERRY: There's not much you can do about the placement of the drainage and everything else in the back there...

(Inaudible discussion.)

BUSSIÈRE: I completely agree with you about your suggestion with the wetland, it would've been a lot easier for us to fit it...

MERRY: Gordon made a good point that it sticks out so much further than the other ones. It sticks out like a sore thumb. You can't help but notice it. Plus the size...if it was just a normal building like the others around you probably wouldn't notice it, but the size of it is going to draw everybody's attention.

WEBBY: It's not that much bigger than Grille 58, the Tonello building. That's 212 feet long. The plaza next to it is 170 feet long. Cumberland is 175.

MERRY: Lot taller though.

WEBBY: Yeah, they have only 1.5 stories. No, Tonello is 2 stories.

BUSSIÈRE: This won't look much bigger than 2 stories, with the apex roof the third story is hidden.

TROUP: And it's 33-36 feet?

BUSSIÈRE: I can get the exact measurements.

TROUP: Yeah.

ANDREWS: The height, you're talking?

MERRY: That's the highest point?

BUSSIÈRE: I think the highest point of the apex is gonna be around 36-foot mark. I haven't done the calculations to figure out where exactly that's gonna fit. As you probably know a lot of towns have floor area ratios that they impose on all lots where they come up with a formula where they say you can't have more than this amount of floor per acre of your lot. This time we didn't have that. Height restriction and major setbacks and that's why we thought of this fit. Other towns have same type of restrictions and also impose floor restrictions so people coming in know...

MERRY: But Halifax doesn't have that.

ANDREWS: We just have the 25% coverage on the lot.

TROUP: And then the size of the building, special permit. What kind of solutions would you have to adhere to our abutters here that are talking about the building size? What kind of solutions would you have?

BUSSIÈRE: I think the one solution we could propose are the different schematics that make the building look different, not stand out as much.

MERRY: But you can't make the building smaller.

BUSSIÈRE: No, when we were before the ZBA, the same question came up and it's just not something we could do.

TROUP: My thought process is if we continue it for more comments from the public, we're pushing him off until November...no, October 21st. And really we can't do anything with the site plan without knowing whether or not we're going to allow that building size, cause what's the point, right?

BUSSIÈRE: I kinda feel like I wish we talked about this a long time ago.

ANDREWS: I guess the question would be is would you want try to do something different and present that or...

BUSSIÈRE: I don't think I need to be a psychic to understand which way this is probably going right now. I would have to be a psychic to know what else I can do to please the Board given the constraints we have with our business plan to make this thing work with the constraints of the site. You've already expressed opinions. I mean, look, if the Board is inclined to say there's probably things you can do to make this building not stand out as much. We will consider, go back to the drawing board. Maybe the best thing to do is go back and talk to my people and recognizing the way this is going, if we want to bother forcing the vote, meet and discuss and make a decision to withdraw the application or move forward.

TROUP: Okay. Do you want to continue it or just leave it that we're expiring on the 21st right now, or the 24th I believe?

BUSSIÈRE: You can just put us on the agenda for the next meeting.

TROUP: Okay and then you will decide by that time what you're going to do? Okay, we'll just continue the hearing.

ANDREWS: We're going to need to continue it to a certain time.

BUSSIÈRE: And I understand that a lot of Planning Boards...(inaudible) but if the Planning Board would be so inclined and would like to suggest some things that they'd like to see over there that might help with a new schematic.

TROUP: I think it has to do with the size due to the residents that are here speaking about that and the Zoning Board mentioning it the other night and I think all three of us feel the same way so I think...

MERRY: If that was further off the street, actually behind the other buildings, there'd probably be a difference, but there's no way that you're gonna be able to do that, that I can see. If it wasn't so close to the street as compared to the other buildings around there, that's the only way I can see to make it a little better.

**MOTION to continue File #954 hearing for Emile R. Bussiere of True Storage for 7pm on
October 21, 2021: Troup
SECOND: Merry
All in favor (3-0-0)**

Appointment

**7:15pm – (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 9/21/21)**

Present: Joe Webby, Webby Engineering and Emile Bussiere, Jr (applicant)

Webby states that he wants it to be entered in and submitted to the town, per the Board's request, the photometric plan showing no spill-off of light crossing property lines (outside lighting) and the 6-inch water line for the sprinkler system. These two things were the only changes made to their plan that were requested and that he wants to submit to the town. Webby points out that the final drainage is submitted. The Board reviews drainage plans. Parking is level coming in off the street and pretty level all the way around the building. Confirms there is emergency outflow from the drainage. Tina Alger reviews the drainage plan and states her concerns about how much water will come off the proposed large building, there has to be a lot and she can't take any more water. Troup wants to ask Amory if the drainage calculations are done with the plans of the proposed 40B project (Country Club Estates) as she is concerned about drainage for abutters. Bussiere states that Amory has already confirmed that there will be no increase in run-off to other neighboring properties. Webby explains that the volume will increase but not the intensity. Troup isn't comfortable approving the site plan without knowing the size of the building and doesn't feel this will occur, taking in the comments and caring about the residents.

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MOTION to continue the site plan review for 314 Plymouth Street, Halifax to October 21, 2021

at 7:15pm: Troup

SECOND: Merry

All in favor (3-0-0)

Troup states she thinks that the Planning Board should write a letter, memo or email to Zoning, Conservation and Board of Health letting them know the Planning Board did not approve any part of the site plan for 314 Plymouth Street. The Board agrees.

MOTION to send a letter to Conservation, Zoning and Board of Health to let them know that the Planning Board has not approved the site plan or any other plans for 314 Plymouth St: Troup

SECOND: Merry

All in favor (3-0-0)

Appointment

7:30pm – (Informal Meeting) – 8 Hilda Lane/Brookside Farms subdivision – Don Bracken, Bracken Engineering & Scott Burgess

Present: Don Bracken, Bracken Engineering

Bracken explains he presented this project (multi-family with 21 units) to the Board last winter. At this time he realized they had a lot of obstacles they had to go through. Owner Burgess decided to forego his time on a multi-family. Bracken is back to get some feedback from the Board on getting some potential waivers in order to come back and modify the approved subdivision plan from 2005 which they feel could still be built. This is not an ideal subdivision with the amount of lots gained by building the road. Bracken goes over the history of the property. Currently there are 3 existing houses that gained their access off of existing gravel road so this proposal shows the road replacing the existing gravel road. People would continue to have access on whatever the approved road would be. The cost is not feasible for the value...and also due to the wetland crossing to get to the cul-de-sac. Bracken would like to propose the creation of two additional building lots, a 3.8 acre lot and a 18.1-acre lot, with a total of three lots, reducing the overall length of the subdivision road. Bracken submitted to the Board a list of waivers (dated 9/9/21). 1. No water main 2. no hydrants. The Board comments and asks questions on each waiver request. Abutter, 131 Hayward St - inquires how many lots and single-family or two-family homes. Bracken doesn't know for sure, but thinks the owner is concerned about getting waiver approvals and if conditions were put on lots for single-family homes, believes the applicant would be fine with that. Concerned that not putting a water main in would pose problems for future buyers. Chairman doesn't see any reason why it couldn't be conditioned to single-family homes. Troup concerned about no hydrants. Board discusses prices of hydrants. Merry states it sounds like the proposed road would be a glorified driveway and concerned about precedence in the town. 3. No street lighting. Chairman states others have requested a pole light in the past. 4. Overhead utilities – add one or two more poles to the ones already there. 5. Drainage swales and use of low-impact development techniques (previously granted) on each side of road. Abutter states Hayward Street floods badly and constantly, shows the Board photos. Bracken would say keep the system design. 6. No sidewalks 7. Drainage swales (repeat) 8. Proposed overhead utilities (repeat) 9. Plate 1 - Travelled way width of 22' instead of required 24'. Troup not a fan of the road proposal. Concerned about flood zone. 10. Plate 2 - 12" proposed. Chairman doesn't see an issue with the sidewalk waiver. Bracken will investigate the water/drainage situation further. Merry suggests running the main to hydrant with spaghetti lines. Bracken would want to meet with the Fire and Water Depts for location of possible hydrant. Troup gives a copy of a concerned resident Kerri Butler's email (8/5/21) with attached plans to Bracken.

Appointment

7:45pm – AT&T Mobility/Kimberly Revak, 145 Monponsett St (Cell Tower) – Wireless Telecommunications Facility / Cell Tower

Present (by phone): Kimberly Revak

Chairman explains that 5G has come out and all towers are being added to. There's an FCC order which cannot be denied that allows companies to do this. By-laws request that a site plan review be done, but nothing is being changed on the ground, only adding 20 feet onto the tower so a waiver is being requested for site plan. Nothing will be outside of the fenced area. Revak informs the Board that she's calling from Centerline Communications – consultant for AT&T. AT&T is going to be a new carrier on existing cell tower on 145 Monponsett St. Tower is owned by American Tower. There are multiple carriers on this tower – Verizon, T-Mobile and Sprint. In order to collocate on this tower, will need 15-foot extension. Top of tower is 141 feet. Looking to extend tower to 156 to allow for replacement of last carrier – AT&T. Installation on tower consists of Standard wireless configuration, 6 antennas, corresponding radios and cabling connected to ground equipment. No changes to existing footprint of ground space as there is enough room. Filing application under eligible facilities request under Section 6409 – FCC order that allows carriers to collocate on existing structures with minimal changes to allow for quick and easy process through local municipalities. Allows carriers to extend 10% or 20 feet to tower. Does not need to do anything to stabilize the addition of the tower, capable of handling the load of extension. Does not need any additional lighting. AT&T will provide coverage for all consumers in this area as well as Tel-Net. No further questions from Board.

Stop clock associated with ruling. Troup asks if AT&T has gone through this same addition to towers in other local towns. Revac responds that these are the last few areas that needed better coverage, they are filling in the gaps.

MOTION to waive the full site plan as nothing is changing on the ground: Troup
SECOND: Merry
All in favor (3-0-0)

Revac currently has an application submitted for a Building Permit with the Building Inspector. Letter will be sent to Revac with waiver approval and copied to Building Inspector.

Appointment

8:00pm – (Discussion) Flower & Soul - Dumpster pad, trees, parking lines, timeline

Present: Joe Webby, Webby Engineering

Webby explains that they would like to change the parking (make two spaces for employees only) on the approved site plan due to the location of gas tank and dumpster. Same amount of parking, just requesting permission to make employee spaces without moving tank. Brian Wall called Chairman to discuss the striping (handicap parking). Webby explains – this was the way it was originally proposed. Paving to increase third lane and timing submitted on groundwork, should be done by October 29, 2021. Landscaping won't be done on time, not able to get trees in until Spring. Should be able to issue a temporary Occupancy Permit and a final when the trees are planted. Chairman told Wall to bring plan in to show the Board changes.

Chairman sees this as a minor change, reflect on As Built. Troup wants to make sure, with Chris Winiewicz's complaint, that the Board covers everything. Trees are going to be planted on Circuit Street.

MOTION to accept the plan for 894 Plymouth St, Flower & Soul, on October 7, 2021 for changes with dumpster, paving and parking configuration: Troup
SECOND: Merry
All in favor (3-0-0)

Discussion

Josh Liddell – 285 Holmes St – drainage calculations and soil logs

No one present.

Walmart – extended hours

No one present.

Pasture Lane – status

Chairman has no update. Troup asks Chairman if he asked Town Counsel advice on Pasture Lane. Chairman said he didn't as they were starting something, but he will do so. Chairman spoke to two residents of Pasture Lane stating there were marks made on the street to mark out where the rough pavement was; around the catch basins.

Bills

Plympton-Halifax Express – Invoice #12747 – Ad for 314 Plymouth St Special Permit = \$90.00

MOTION to pay the above listed bill: Troup
SECOND: Merry
All in favor (3-0-0)

Meeting Minutes

Troup requests to push minutes for 9/16/21 off to next meeting as she hasn't had a chance to read them. Board agrees.

Correspondence

The Board reviews mail.

9/17/21 – Email and regular mail from Tracey Pitochelli, Halifax Park Plaza, 416-430 Plymouth St w/ modified site plans – no response since the Board requested a site plan approval application. Secretary will send a reminder to Ms. Pitochelli.

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2021 OCT 25 PM 10 06
HALIFAX TOWN CLERK

9/28/21 – Email with attached letter from James Perry, Building Inspector regarding 0 Monponsett St Map 95 Lot9, Cease and Desist and Plymouth St, Map 73 Lot 7A-0 – Troup reads into record and comments that Perry’s response was received 2.5 hours after email request for update was sent to him. No update from Arnold Werra, Plymouth St, Map 73 Lot 7A-0.


Adjourn

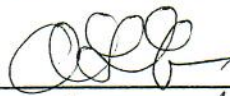
MOTION to adjourn at 9:07pm: Troup
SECOND: Merry
All in favor (3-0-0)


Respectfully submitted,

Date Submitted: 10/21/2021

Gordon R. Andrews, Chairman







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