



Halifax Planning Board Meeting Minutes December 2, 2021

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HALIFAX TOWN CLERK

A meeting of the Halifax Planning Board was held on Thursday, December 2, 2021, at 7:00pm in the Selectmen's Meeting Room at the Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, December 2, 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: (none)

All in favor (3-0-0)

Discussion

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

No one present. Chairman informs the Board he received a call from Josh Liddell saying the engineer hasn't completed the calculations, but he believes they should have them ready for the next meeting.

Pasture Lane – status

Chairman informs the Board that the status has not changed. Chairman spoke to Town Counsel, and they will move forward with the stuff he is looking for. (See continued discussion below.)

0 Monponsett Street – Map 95 / Lot 9 - Review Engineer vote

Applicants Corrie Merritt and Amanda Monti (C + A Realty) are present. The Board reviews the submitted site plan. Chairman informs applicants that the site plans are sent out to other Boards and Committees for comment. The applicants state they were informed of this already. Merritt explains to the Board that this is a temporary site plan as in the Spring there will be buildings and "all kinds of stuff" whether it be affordable housing or an industrial park as they are still working with engineers. Merritt hopes for industrial park. National Heritage and DEP have been out to the site. The point of this temporary site plan is to show the equipment as, according to the Halifax By-laws, the use is allowed. By May or June of 2022, Merritt's plan is to sell. Merritt's son is co-owner and his only employee. Will return in May or June with something different. National Heritage is holding them up. This property is three acres. Per Merritt, an industrial park is better for the town as it will bring in money. Applicants are on the Planning Board agenda for 12/16/21 for site plan review. Merritt informs the Board that there will be some piles on the property, stumps, sand, stone, concrete and gravel which will be ground up to do the roadway, grind stumps for trails. Frontage is about 2,000 feet or more. There is nothing around the tub grinder so no noise issue, per Merritt. Storage is an open area. Chairman confirms that there will be trucks in and out, and trucks will be parked on property. Merritt states there won't be a lot of trucks. The applicants have an extension on their Order of Conditions. Engineer Dan Malloy is working on the total package for the site. Merritt informs the Board that there is interest for a 40B in this location, but an industrial site is "smoother." Merritt gives the Chairman permission to speak to Malloy if he has any questions. The Board will see Merritt and Monti again on 12/16/21 for their site plan review.

Correspondence

The Board reviews mail.

11/12/21 – Email from Fire Chief Viveiros regarding Halifax Meadows/Lydon Lane – following up with Planning Board on parking spots added to the inner circle of the rotary

Chairman informs the Board that he drove out to look at the property. Troup also went herself. Chairman informs Merry that there is parking all the way around the cul-de-sac which affects access and not included on the site plan.

MOTION to write a letter to Halifax Meadows to attend the Planning Board meeting for explanation of parking around the rotary: Troup

SECOND: Merry

All in favor (3-0-0)

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Other Business

Merry asks about the activity on land located at 416 Plymouth Street (between Halifax Park Plaza and the car wash). Chairman informs the Board that there is going to be a retention pond and are doing septic. The Chairman spoke to Health Agent Bob Valery who explained that the building out back by itself was a treatment plant for the laundromat which was pumped to the septic out in the back. Their main septic system is out by Putter's Way, which has failed. The owners have gone to the Board of Health for approval for a new septic where the laundry septic was before – old septic will be removed and redone. Chairman informed the owners that they must come before the Planning Board as the owners have a For Rent sign on the building. The owner will attend the next Planning Board meeting. Troup informed the Board that the owner went to Conservation in May who approved the "woody area" to be removed. Chairman adds that the owner has begun paving the area.

Discussion

597 Plymouth Street – requested by owner

Owner Emad Alowdat present to discuss idea for Davis Auto sign. Shows Board proposed, unlit picture of sign for site. The sign will be the same as the Mobil station across the street. Troup presents the Board with copies of Mobil and Cumberland Farm documents/applications from the Building and Planning Departments for comparison. The sign will not change size. Sign will be turned off when closed. The sign will have two posts instead of the single post it has now. Historical Commission informed Troup that they would like to see a photo of the proposed sign and would like the sign turned off at night. The Board requests a better visual of the sign. Chairman informs Alowdat that he must file with the Historic District as well. Alowdat is informed by the Secretary that to be added to the January 6, 2022 Planning Board meeting, his application for a special permit for his proposed sign must be submitted by December 13, 2021 due to the timeline for advertising and abutter notifications.

Discussion / Other Business

Chairman informs the Board that he spoke with Town Counsel regarding attending a meeting to go over Form As, Subdivisions and to answer any questions anybody has. Town Counsel would like to attend the January 20, 2022 meeting. Chairman asks the Board members to prepare any questions they may have for Town Counsel.

Pasture Lane - continued

Troup asks the Chairman if the Board should send anything to Pasture Lane saying the Board is getting attorney advice on what to do. Merry comments that there really isn't anything that can be done i.e., paving etc. at this time due to the weather.

Country Club Estates 40B hearing was continued by the Zoning Board of Appeals to January.

Chairman discusses the reorganization of Planning Board file folders. Calouro informs the Board that they are in the process of digitalizing the paperwork flows beginning in the Board of Health department. If plans are scanned, Calouro can verify with the Supervisor of Records at the State level to confirm if the Board can get rid of paper copies of plans if scanned and archived.

Pasture Lane - continued

Troup goes back to Pasture Lane and asks if the residents should be informed that the Board is going to Town Counsel for advice. Chairman responds that he doesn't know, as there has been a lot of back-and-forth dialogue and he'd like to bring Town Counsel up to speed first. Merry states that it pretty much comes down to what the agreement was when the subdivision went in. Chairman disagrees and states that "it really comes down to that they have an obligation to finish the road" and "shouldn't have transferred title of anything in there." Chairman adds that "it may be that the Board needs to go to Town Counsel to start a court proceeding against them for transferring the title to light the fire." Chairman states that the problem is there is dialogue back and forth but there's really nothing happening on the ground. Troup states that they "will definitely never not bond a road again." Merry adds "oh no, learned that." Chairman states "they have the option to choose which way they want to go, whether they want to put up cash or put up a bond...the State allows them to choose. The Town can allow to take the lots, but I don't see a sense of doing that again at this point. When times are good, everything is worth a lot of money, that works. But as soon as times get a little dip in it, the lot's not worth as much and it goes on the back burner, and they move on to something else." Merry adds that if it were one of the most desirable lots it would have been a whole different ballgame." Chairman agrees. Troup adds that there is another subdivision that has the worst lot left, too. Chairman agrees. Troup adds "actually two, right?" Chairman agrees. Merry asks which subdivisions. Troup states the one off Pond Street and the one off of Route 36.

Adjourn

MOTION to adjourn at 7:48pm: Troup
SECOND: Merry
All in favor (3-0-0)

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Respectfully submitted,

Date Submitted: 12/16/2021

Gordon R. Andrews, Chairman



