



Halifax Planning Board

Meeting Minutes

July 1, 2021

A meeting of the Halifax Planning Board was held on Thursday, July 1, 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 digital (audio and video) recording of the Planning Board meeting held Thursday, July 1, 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, Clerk Brendon Elliot, Members Mark Millias and Rick Merry are absent.

Chairman reads agenda into record.

MOTION to accept the agenda as read: Troup
SECOND: Elliot
All in favor

Bills

W.B. Mason – Invoice #221069339 – Office Supplies = \$212.41

MOTION to pay W.B. Mason Invoice #221069339 for \$212.41: Troup
SECOND: Elliot
All in favor
Passes 3-0-0

Appointments

7:00pm - 63 Carver Street - Continued – Gary and Stacey Villiard – status on Fire Chief's 3/25/21 order to Gary Villiard/Villiard Tree Service that all storage of existing material (forestry products) be removed within 30 days – see email 6/23/21 from Fire Chief in Correspondence

Applicants Gary and Stacey Villiard and Joe Webby (Webby Engineering) are present.

No issues from other Boards, Departments or Committees. Board reviews updated plans (6/10/21). Hours of operations are 9am – 5pm.

Chris Winiewicz states his concern about woodchipper.

MOTION to approve the Site Plan for 63 Carver Street, Map 71 Lot 10 signed by the engineer on 6/10/2021: Troup
SECOND: Elliot
All in favor
Passes 3-0-0

Appointments

7:15pm - Attorney Emile Bussiere, Jr / R&J LLC – 314 Plymouth St – Site Plan Review (Filed: 5/27/21, 45 Days: 7/11/21)

Applicant Attorney Emile Bussiere, Jr and Joe Webby (Webby Engineering) are present.

Webby presents the proposed storage facility using the site plan for visual. Wetlands in backyard. 80-foot no-touch zones. Would like to construct 24,784 s/f building for inside storage. Describes inside and outside areas. There will be a circular traffic flow. Septic and drainage system locations are pointed out. 18 parking spaces will be more than enough and comply with Bylaws. Traffic flow will be minimal. Bussiere speaks to the site plan and shows the Board images of what the expected storage facility will look like. There will be drive-up access. Lists other inside storage facility locations. All units will be climate controlled. Trying to design three stories/ 2.5 stories. This could be a zoning issue and will need to speak to the Zoning Officer. Andrews asks if there will be a pitched roof on the facility. Would like it to fit in with the established character of the town. Bussiere is sure that this can be designed. There will be

a loading dock. Access points are pointed out. There is an area with no access as it would be encroaching into the 50-foot no-touch zone where there is a ditch conservation area. The building is 244 feet long. Much lighting and high-definition security cameras throughout the unit with a key-fob system. This will be a metal-framed building. Relatively small septic system. Troup is concerned that the septic is close to the road, as are many other businesses' septic systems in town, with combination of traffic increase and conservation land behind commercial properties. Discussion of possible septic locations of primary and reserve areas. Building is located 55 feet off the street, minimum of 50 feet. Drainage calculations will be sent to the Board.

MOTION to have Amory Engineers review the project: Troup
SECOND: Elliot
All in favor
Passes 3-0-0

Applicant Bussiere will submit a Letter of Extension to August 24, 2021, to the Board. The Board will continue this meeting to August 5, 2021.

Discussion

Walmart – extended hours

Troup reads letter dated 5/28/21 from Shawn Boostrom requesting to open at 6:00am. Troup states the Board will be going into Town storage to get what is needed to properly address this request. Board agrees this will be added to the July 15, 2021, Planning Board agenda.

Franklin Street Solar Array – As-Built

Troup may need to sign As-Built plan.

Pasture Lane – status

Andrews states he called developer Paquette who did not return his call.

Subdivision Control Regulations Chapter 235-6(C) – ANR time frame – date for hearing

Zoning Board By-Law Review Project presentation dates with Attorney Mark Bobrowski – 7/1/21 or 7/15/21 5:30pm

Troup states she doesn't know why there isn't a Town committee as promised when this was voted on at Town Meeting and there is an attorney changing the Bylaws without the Townspeople. Andrews will contact Bobrowski for available dates and times.

Meeting Minutes

The Board decides to hold off on approving the Meeting Minutes for May 6, 2021, for more time to review.

Correspondence

The Board reviews and discusses some mail items.

Other Business

Sexual Harassment Policy 2021 – Signatures

Elliot signed Sexual Harassment Policy 2021.

Gordon Andrews states that he will accept a MOTION to add to next agenda to discuss with the Board of Selectmen having the Planning Board Secretary come under the jurisdiction of the Planning Board.

Troup moves Motion.

SECOND: Elliot

All in favor

ZBA Comprehensive Permit "Country Club Estates" 40B Project

Adjourn:

MOTION to adjourn: Troup

SECOND: Elliot

All in favor

Respectfully submitted,

Date Submitted: 7/15/21

Gordon R. Andrews, Chairman

Kolman Adams
APG
Bellet
Paul Murray