

February 24, 2021

Town of Halifax  
Zoning Board of Appeals  
499 Plymouth Street  
Halifax, MA 02339

RE: "Country Club Estates" – 40B

Dear Board Members,

The site plans for the proposed project have been revised to address numerous comments that have been raised by the Board of Appeals, Town Departments and others that have participated in the public hearing process.

An updated set of plans has been provided to the Board of Appeals, dated July 22, 2020 and a supplemental plan dated December 18, 2020, addressed most of the major comments. The plan, as revised, included water line looping, improvements to fire access, elimination of two units and a reconfiguration of the septic system. In addition, additional parking for visitors and a central mail location were added to the plan. (attached)

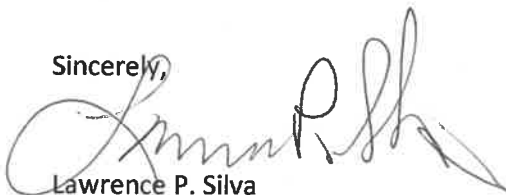
There has been much discussion about the wetland line, and research of the Conservation Commission files confirmed our position that the wetland line shown on the SEA design plans accurately depicts the wetland line that has been approved by the Commission. That information has been forwarded to the Board of Appeals.

The issues regarding the septic system design has resulted in a reconfiguration of primary and reserve areas designated for leaching. The Board of Health has gone on record stating that the system must be located on land owned by R&J LLC. and that a variance to place the system on a parcel of land with a deeded easement would not be acceptable. To that end, the land required for the septic system is being deed from the golf course to the project to comply with that comment. The other specific design requirements that the Board of Health has identified, will also be included on the plan to be submitted to the Board of Health.

The changes to the site plan require minor changes to the stormwater design. Those changes and the comments identified by Amory Engineering will also be incorporated in the final site plan. That plan will be submitted to the Conservation Commission with a Notice of Intent. The drainage will comply with the comments provided by Amory and will also include work to be accomplished on the neighboring Alger property. The flow from the neighboring O'Reilly lot will be redirected to the onsite ditch.

It would appear that most of the major issues have been addressed and that the detailed plan submittals to the BOH and Conservation Commission will address the items detailed above. The remaining issue concerning the traffic signal alignment does need to be addressed by the Board prior to approval.

Sincerely,



Lawrence P. Silva  
President