

**MINUTES OF THE
HALIFAX CONSERVATION COMMISSION
January 8, 2019**

A meeting of the Halifax Conservation Commission was held on Tuesday, January 8, 2019 in the Conservation Commission office. Chairperson Gerry Fitzgerald opened the meeting at 7:00pm.

**In Attendance: Gerry Fitzgerald, Chairperson; Ed Lane, Member; Chris Hadorn, Clerk
Kathy Evans, Vice Chairperson; Absent: John Peck; Member**

Open 7:00p.m. – 8 Hilda Lane.

Present: Steve Riley from Land Planning, Don Brown from Brown Builders

Steve Riley from Land Planning introduced himself and Don Brown of Brown Builders. Mr. Brown is looking to build single family residences on this property. The number of residences is unknown at this time. Gerry stated that the Zoning Board will be holding meetings as this plan moves forward. Conservation does not have a say in that. Brian Willis from StanTech reflagged the property. It is bordered by Palmer Mill Brook and wetlands. It has approximately 49 flags on it. They have filed an ANRAD and the secretary informed everyone that Phil Clemmons from Tunk Associates has not completed the report as of yet. A question was asked about a retention pond being placed on the property and where would it be. Mr. Brown explained that this plan is in the preliminary stages and this meeting is just about getting the results of the ANRAD. The question was raised several times and Mr. Riley reiterated that specifics cannot be discussed at this time because this project is in the preliminary stages and they cannot move forward with building plans until the ANRAD is completed. Several citizens expressed concerns regarding flooding. Mr. Riley explained that all subdivision regulations, storm water, and DEP standards will be met. Gerry explained again that the property is being evaluated and reflagged by Tunk Associates. Gerry again instructed everyone that zoning, planning and board of health will also hold meetings regarding this as the project moves forward. He also explained that the Town of Halifax has a 50 ft no touch zone from the flagged wetlands. Mr. Riley explained the project is a total of 22.3 acres and roughly ½ are wetlands.

Motion to continue until 01/22/19.

Motion: Kathy Evans

Second: Ed Lane

AIF

Next on Agenda: 126 Hayward St. NOI

Present: Brian Grady from GAF Engineering

Brian Grady with GAF Engineering introduced himself and was representing Mr. Peter Meier. He is proposing a single family lot on 126 Hayward St. There is an existing agricultural pole barn on the property. A driveway is being proposed up to the garage and also to the pole barn. A sewage disposal system is also being proposed. The project will be located as far away from Palmer Mill Brook as possible. The lot was created in 1989 and it predates the Rivers Act. A question was asked how large the home will be. Brian answered approx. 36x26 with 2 car attached garage. Another question was asked if the pole barn was removed, could they shift the house away from the wetlands. Brian answered the pole barn will not be removed, but if it was, it only allow for a 10' shift. A question was asked if work will be in the wetlands. Gerry answered no. They are outside of the 50' no touch. Mr. Grady

informed everyone they are working within all state and local regulations. A townsperson expressed concerns about flooding on her property and her neighbors' property. She stated that the river is always overflowing and asked what impact this will have on her property. Gerry and Brian explained that this structure will not negatively impact anyone. It is a residential development on 3 acres of land and nothing is within the wetlands. Gerry pointed out that the septic system has not been approved by the BOH and any determination conservation makes will be contingent upon that approval. A question was asked regarding water quality and if the position of the septic system would impact that. Gerry explained that the septic system will be evaluated by the Board of Health. Mr. Grady has a letter from NHESP that there is no impact to any wildlife. The 100 year flood elevation is 28'. Where the house and septic are being sited is elevation 31'-32' so they are above the flood elevation. Chris Hadorn stated that Conservation would approve it based on the Board of Health approving the septic system. Mr. Grady answered a question regarding "alteration" to the riverfront area. He stated that there will be no alteration to the riverfront. A question was asked why this proposal had to be brought before the Conservation Commission. Mr. Grady explained that the riverfront area is under the Conservation Commission's jurisdiction which is why he had to file with the commission. It was explained that 10% alteration of the riverfront area is allowed, and this project will only be altering 5-1/2% of the riverfront area in grading, associated with building the home, septic etc. Mr. Grady stated that the lot was created for a single family residence. A question was raised regarding taxes not being paid on the lot. Gerry stated that is probably because it was previously classified as agricultural and that the conservation commission doesn't have anything to do with that issue. Mr. Grady stated that issue could be cleared up with the Assessor's office if anyone was concerned about that. Activity will be happening in the 100-200' zone. No trees will be removed on the river side of the property. The only trees coming down will be those necessary to build the home. Mr. Grady again stated that all regulations are being met. Gerry reiterated that all work will be within the footprint of what is needed to build the house and septic. Mr. Grady stated there is enough room for the septic and a retaining wall is not needed. The septic is not a pump system and the system itself is in the ground and there is good sand. A question was asked if when a foundation is dug and the proposed house is elevated higher than the other homes, will there be runoff into the other houses. Gerry stated he doesn't believe that's the case. Mr. Grady stated that the plan meets the state's setback requirements as well as local BOH regulations. Building a single family home will not increase the amount of water at that site. A townsperson stated that when she came to the conservation commission, she was told that she would receive a certified letter and she didn't. She was under the impression that she would receive another notification. The secretary apologized for the confusion regarding her visit to the commission. She was upset that she was not notified. Mr. Grady brought in the certified green card receipts showing that he notified all the abutters. This townsperson stated that she never received a "green card". The secretary read off the names and found the green card that the townsperson signed. She stated she did receive the letter but didn't realize that was the letter she needed to pay attention to. She again stated that she wanted the commission to know that she was not happy with how the notification was handled. Gerry again explained the process to her and stated that he was trying to help clear up her confusion.

Motion to accept subject to BOH approval

Motion: Ed Lane

2nd: Chris Hadorn

AIF

Secretarial:

A motion was made to approve the bill for Plympton/Halifax Express for \$126.00

Motion: Chris Hadorn

Second: Ed Lane

AIF

Mail: Ethics Training form was given to each member

Building permits – 425 Elm St. - signed

Plymouth County Mosquito Control Project was reviewed

Mass Wildlife Magazine

Meeting Minutes from 11/27/2018 were submitted to the Commission for review and approval.

Motion: Ed Lane

Second: Chris Hadorn

AIF

Motion to adjourn the meeting at 7:45pm

Motion: Ed Lane

Second: Chris Hadorn

AIF

Respectfully submitted,
Kathy Clark
Secretary

Date Approved: _____

Signatures: _____

