

**MINUTES OF THE
HALIFAX CONSERVATION COMMISSION
July 19, 2016**

A meeting of the Halifax Conservation Commission was held on Tuesday, July 19, 2016, in the Conservation Commission office. Vice Chairperson Gerry Fitzgerald opened the meeting at 7:00pm.

In Attendance: Gerry Fitzgerald, Vice Chairperson; April Letorneau, Clerk; Kathy Evans, Member; John Peck, Member; Chris Hadorn, Associate Member.

Hearings and Discussions:

Open 7:00 – RDA – 11 Ocean Ave.

Mr. Stephen Bowen, Owner, was present to discuss the renovations that he would like to make to the property. He would like to put a new roof on, replace some windows, support an upper deck, make the railing up to code and he would like to move the location of the stairs on the lower deck. This is a rental property that they are renovating while they are in between tenants. The retaining wall will act as a silt fence. Dumpster will be in the driveway for all debris. No piles of dirt are to be left if digging for sonar tubes.

Motion to approve the RDA with a Negative 3 determination.

**Motion: John Peck
Second: April Letorneau
AIF**

7:10 – NOI – 25 Oak Place

Peter Lyons from Collins Engineering was present along with Steven Yurewicz, Owner of the property to discuss the project being presented at the property. Razing and reconstruction of an existing home. Proposed 3 bedroom dwelling. Closest corner is 75' to the wetlands. All will be tied in to an existing septic system. All work is outside the 50'. Erosion controls are outside of the 50's as well. The Commission would prefer that they not use hay bales as proposed. 8" or 6" silt socks would be preferred. Proposed retaining walls will be no higher than 30".

Motion to approve the NOI with a Standard Order of Conditions

**Motion: April Letorneau
Second: John Peck
AIF**

7:20 – Amended OOC – 2 River St.

Cory Johnson, owner of the property was present to discuss changing the gas line location on the plan. The gas line will be coming right up the driveway. Columbia Gas is looking for an approval with plans showing the gas line.

Motion to approve the Amendment.

Motion: April Letorneau

Second: John Peck

AIF

7:30 – Continuation – 241 Franklin St.

Mike McGonigle and David Harrington from Coneco were present to further discuss the proposed solar array project. Three changes to the plan since the last meeting. First, The Department of Public Utilities that the Single Parcel Rule came into play so they were forced to eliminate the Country Club parcel being used. Second change is that DEP wanted a revised Stormwater report showing vegetation changes that modified peak flows on the lot. There are 6 drainage structures that are in the buffer zone that do enter in the 50' buffer zone. The basins are outside of the 50', it is just the outlet structures that are within the 50' buffer zone. Third, the 50' buffer encroachments were modified. The pinch down point behind the DiBona's home could not be moved out the 50' buffer zone due to there only being 7' extra. John Peck asked if the neighbor's concerns have been satisfied. They did look at using different wetland crossings to move over uplands, however it would have a significantly greater impact on the wetlands going that way. It is just not feasible. Mr. DiBona is concerned that there will be no trees between his house and the proposed road. It was again explained to Mr. DiBona that the replication involved in going the other way with the road is much too extensive to entertain. The elevation of the road is about 1' higher than what the plan shows. It will be scraped and gravel will be laid down. They are trying to not bring much fill into the site. Medium voltage will be coming out to the street. They will be paying to restring up the street. Coneco would be happy to work with the DiBona's to set up some kind of aggressive planting plan or fencing to mitigate the neighbor issues at that pinch points. There is concern regarding a gate at the road to keep kids out as well. Coneco and the DiBona's will meet to decide what will be acceptable. It will be written in to the Special Conditions. Coneco insisted on a vote for the sake of deadlines.

Motion to approve the OOC as long as the agreement with the DiBona's is reached and written in to the Special OOC before the 10 day appeal is up. There will also be a bond put in place to guarantee the project gets completed.

Motion: April Letorneau

Second: Kathy Evans

AIF (John Peck abstained as an abutter)

7:40 – Amended OOC – 151 River St.

Mrs. Mac Swain, owner of the property was present to discuss the changes that they would like to make. The house has been moved 2' away from the silt fence. All work is outside of the 50' buffer zone.

Motion to approve the Amended Order of Conditions

Motion: Gerry Fitzgerald

Second: Kathy Evans

AIF

Secretarial:

Motion to appoint Chris Hadorn to the Conservation Commission

Motion: Kathy Evans

Second: April Letorneau

AIF

Meeting Minutes from 6/7/16 were read and approved.

Motion: Kathy Evans

Second: John Peck

AIF

Bills:

WB Mason - \$115.14

Express Newspapers \$200.00

Gatehouse Media \$150.00

Association of Town Finance Committees \$176.00

Motion: April Letorneau

Second: Kathy Evans

AIF

Mail:

The mail folder was reviewed by the Commission.

Motion to adjourn the meeting at 7:55pm.

Motion: April Letorneau

Second: John Peck

AIF

Respectfully submitted,

Kendra Kelly
Secretary