

**Halifax Planning Board
Meeting Minutes
June 3, 2010**

A meeting of the Halifax Planning Board was held on Thursday, June 3, 2010, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Edward Whitney, Vice Chairman
V. Richard Greeley, Member

Absent: Dean Jafferian, Clerk and Rob Piccirilli, Member

The meeting was called to order at 7:30 p.m. and the agenda was read into the record by Gordon Andrews.

MOTION: Ed Whitney to accept the agenda as read
SECOND: Rick Greeley
AIF

Appointments:

7:40 p.m. Lamppost Drive – (02-SUB-78) – drainage issues

The developer of the subdivision, Mike Peterson, Patrick Brennan of Amory Engineers and Stephen Martell of 61 Hudson Street are present. Peter Palmieri of Merrill Associates was unable to attend. Mike Peterson explained to the Board that the street received its base coat about five years ago and he was seeking acceptance of the road. About three days prior to seeking road acceptance, the street flooded as a result of the March rainstorms. The Board was advised that the system was built in accordance to the plans on record, and was based on a 100 year storm hold; which a 100 year storm can be defined as the system needs to hold up to 7" of water over a 24 hour time period. Mike Peterson noted that the drainage system was working properly; however, it did not withstand this storm. Quite simply, the rain was filling up the system too quickly.

The plans were presented to the Board for review and Mike Peterson explained the changes that were made to the pipe. Mike Peterson then advised that the system is now working properly the way it should be.

Patrick Brennan of Amory Engineers approached the Board and explained that everything has been installed per the "as-built" plans. He advised that the system is not leeching correctly. He suggested that may be the water table measurement wasn't correct. The pipe is layed flat and the rim of the catch basin is only a tad bit higher. The problem appears to be a ground water issue. In 2008 the Stormwater Regulations were changed from two feet to four feet.

Ed Whitney asked if there was a way to expand the filtration system. It was suggested raising the grade and adding another pipe.

Mr. Martell asked what the pitch of the pipe should be as Mr. Peterson has already raised it up 3/10 of a foot to make it level again.

Ed Whitney advised that the Board would have to monitor the pipe to make sure that it is working correctly.

8:05 p.m. Subway – 300 Plymouth Street – new ownership

Mr. Jenish Patel of East Bridgewater appeared before the Board to inform them that he is taking over ownership of the Subway on Plymouth Street. Mr. Patel stated that nothing is being changed at the current location; he is re-opening the Subway and operating it the same as it was operated in the past. Mr. Patel has already appeared before the Building Inspector and the Board of Selectmen. The Planning Board unanimously agreed that no site plan was required and had no issues with the new ownership at this time.

8:10 p.m. Seggelin – 116 Palmer Mill Road

Property owners, Richard and Alice Seggelin, appeared before the Board to review their plans to subdivide the property lines within the three family owned lots located on Palmer Mill Road. The Board explained that they needed to seek authorization from the Town Administrator in order to utilize Town Counsel and ask that they review matter and provide an opinion on how this matter should be handled. The Board hopes to have an answer within the next few weeks.

Other Business:

Lamppost Drive – There are three lots still being held; Lots 2, 4 and 6. The contractor will be asking for a release of the lots.

Autumn Lane – manhole cover

Chairperson Gordon Andrews spoke with the Highway Department and the Town Administrator Charlie Seelig about the issues with the catch basin and manhole covers on Autumn Lane. As Autumn Lane has not been an accepted road by the Town, the Highway Department will not make the necessary repairs as it is a liability to the Town.

Concession Stand – at the baseball fields behind Halifax Elementary

Plans were received and reviewed by the Planning Board. There was discussion by the Board and it was the consensus of the Board that the plans looked acceptable. At this time, the Planning Board had no comments as this a minor utility building on an already existing property with minimal impact.

8:45 p.m. Adjourn

Motion: Ed Whitney

Second: Rick Greeley

AIF

It was unanimously voted to adjourn the meeting at 8:45 p.m.

Respectfully submitted,
Michelle Hill
Planning Board Secretary