

**Halifax Planning Board
Meeting Minutes
July 15, 2010**

A meeting of the Halifax Planning Board was held on Thursday, July 15, 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 7:40 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. Chris McKenna – 566 Monponsett St. (04-SPR-63)

Greg Tansey of Patriot Permitting and Engineering represented applicant Chris McKenna, the owner of 566 Monponsett Street. Mr. Tansey provided the Board with a new set of plans and a copy of the drainage report for their file. He gave the Board a brief description of the project, that originally in 2005, was to be a 6-bay commercial building, but due to financial problems the building was never completed and since then all of the permits have expired and the Wetland Regulations have changed. The changes included a Permeable Pavement area out back that will now consist of drainage stone and meet the current regulations.

The applicant, Chris McKenna has an interested buyer for the building. Mr. McKenna has already received approval from the ZBA for the commercial building to be operated as an 8-bay service station, without gas pumps. Mr. Tansey presented the new plans to the Board that included the building and parking lot all on the same site. A retaining wall will be added to help with the traffic flow around the building and will include decorative posts on top. Another minor modification includes the relocation of two drywells. Parking space calculations have increased to 24 parking spaces.

A re-charge run-off unit will be installed with filtration underneath pre-cast concrete. It will consist of an LC-6 (leeching chamber), 3 feet wide by 6 feet long, with a grate on top and a netting insert that will catch hydro-carbons and debris. Any debris will be caught by the filter

fabric, then pass through the permeable pavement and the reservoir into the filtration. A 10 inch diameter, high density permeable pipe will absorb run-off from underneath and then drain into the lower unit. Any run-off will be absorbed through the permeable pavement.

Ed Whitney makes a motion to approve the minor site modifications based on the plan dated July 1, 2010.

Motion: Ed Whitney
Second: Rick Greeley
AIF

New plans are stamped and signed

8:00 p.m. George Smith – Landcraft Engineering – River and Wood St.

George Smith of Landcraft Engineering and Larry Silva of Silva Engineering came in to discuss their plans for the Haseotes property located on Thompson and River Streets. They are proposing to build a Solar Farm in two phases. It's an alternative type of farming, instead of harvesting crops they plan to harvest the sun. They are currently proposing the same type of project in Bridgewater.

There will be some frontage on River Street that will consist of an Energy Information kiosk. The kiosk will be on-site and will provide information to the public so they can learn about how the solar farm works. There will be no pavement or gravel, they plan to improve and use the existing farm roads. The site will be fenced in to keep large animals out but will not disrupt any of the existing wildlife. The actual units will be installed on concrete posts and set onto the ground with four to five inch galvanized pipes. There will be very little disturbance. Member Rick Greeley asked about the cemetery. The cemetery will not be part of the solar farm it will be separated by a buffer.

The site will be re-cultivated with Eco-seed a type of grass that grows about 5 inches and then falls over and it only needs to be mowed once or twice a year. The solar panels are run by a tiny motor and there are some moving parts that may require maintenance. There will probably be one caretaker on-site. Ed Whitney asked about snow accumulation. Mr. Smith explained that the snow slides off the panel within an hour and will still produce power. There will not be any noise and no need for sewage or water. If approved, the solar farm will take five to ten years to build. It's a 20-watt system and will cost about 80 to 90 million dollars to build and will generate about 3 to 4 million dollars worth of energy a year. A tax credit would also be available to the Town of Halifax and it would average out to be a 6 to 8 year payback.

The applicant wishes to apply for a Special Permit with the ZBA and will then go to the Conservation Commission and have a wetlands delineation done. They will need to receive Site Plan approval from the Planning Board. Mr. Smith is still waiting for acceptance of a Power Purchase Agreement from NSTAR or National Grid. The Planning Board says the proposal is

interesting and should have low impact. Ed Whitney asks that Mr. Smith and Mr. Silva keep the Planning Board updated along the way and permitting process.

Bills:

Amory Engineering – Const. svcs. (Lamppost Lane) from June 1-30, 2010 - \$267.00

Motion: Ed Whitney
Second: Rick Greeley
AIF

Registry of Deeds – recording of Planning Board signatures - \$77.00

Motion: Ed Whitney
Second: Rick Greeley
AIF

Form signed by Planning Board to record signatures

Minutes:

Minutes for May 20, 2010 reviewed and approved by the Board

Motion: Ed Whitney
Second: Rick Greeley
AIF

Minutes for June 3, 2010 reviewed and approved by the Board

Motion: Ed Whitney
Second: Rick Greeley
AIF

Discussion:

Rick Greeley mentions that the Planning Board should update their bylaw for business/commercial garage door height requirements. This will be on the agenda for the next Planning Board meeting.

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