



Halifax Planning Board Meeting Minutes October 16, 2014

A meeting of the Halifax Planning Board was held on Thursday, October 16, 2014, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Rob Piccirilli, Vice-chairman
Mark Millias, Clerk
Larry Belcher, Member
Gordon Andrews: arrived @7:40p.m.
Absent: Rick Greeley

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

MOTION: Mark Millias to accept the agenda as read
SECOND: Larry Belcher AIF

Appointments:

7: 30 p.m. Barbara Thissell, P.E. - Sherwood Dr.

Present: Barbara Thissell, Don Gillespie, Paul Sheerin: Developers for Sherwood Dr. Ext. under construction, during construction proposed catch basins were supposed to tie into with other manholes in Highland Cr. System and go to a detention basin that services Highland Woods Cr. During construction they found underground utilities which will prevent the connection. Went back into the old calcs and is a tiny amount of water, only reason is that they need catch basins every 300 ft. Hoping to do and working with Peter Palmieri, is put into an underground system PVC pipe and double washed stone. (similar to a septic system)

They came up with a new plan and reviews with Peter Palmieri. Plans were also given to the Highway Dept. (no response to date)

#1. It is under construction and hoping to put down pavement before the winter so, in a time crunch, if tonight get approval of Board answer any questions and concerns, pending highway approval.

#2. Show the septic system is satisfactory it's pretty far away

#3. Sediment trap, very small amount of storm water run-off that comes off, high point of road, deep catch basins with hoods, sediment will drop in. Won't allow any flow into those catch basins until the grass is established. Have silt sacs, and will direct water away from the basins, along with any construction debris.

Members reviewed the new plans, new grading and detention basins along with grade levels. (80; 81; 80)

Mr. Piccirilli: at this point this cul-de-sac, ½ moon is it becoming part of this parcel (lot 1)

Ms. Thissell: We assumed this would remain town property.

Mr. Piccirilli: So, the town would be responsible for this in the future.

Ms. Thissell: If the town really wants us to put one in, I think a belt and suspenders. We're trying to keep the sediment away from the system.

Mr. Piccirilli: but you can see my concern, obviously when you have runoffs, may become wetlands eventually and would take care of themselves. If this clogs and floods this front yard, will the town have to be responsible to dig it up and replace it.

Mr. Piccirilli's concerns are if or when it fails they are putting the liability on the Town by doing it this way. It's more like a septic system, than a typical retention area. Septic systems have a life term. Once developers are done it is the liability of the town and in 20 years the town isn't out there replacing this so called "septic system"

Ms. Thissell: comments are not unwarranted. I was under the opinion that it is a very small flow with a small likelihood of any contamination, but if the town would be more comfortable with a sediment trap, we can do it space wise, didn't want to spend the money if it wasn't going to do too much for us.

Mr. Andrews arrives at 7:40 p.m. Mr. Piccirilli brings him up to date.

Mr. Andrews questions why not hook it up to positive drainage to the existing system?

Ms. Thissell advised that was the original plan, but during construction they found underground utilities there that prohibits them from putting connecting the drainage system.

Mr. Gillespie: It's electric and telecommunications

Mr. Millias: Those have no issues as far as grade? They only have frost protection. you can lower or raise those correct?

Mr. Gillespie: They are encased in concrete, I think that's the problem. Just made aware of it when putting in the road.

Mr. Andrews questioned the elevation and if they can't get under or you can't go or over it.

Mr. Welby: My understanding is it's the elevation of drain is blocked by electrical and telecommunication, which is on this side of the drain line, blocking these catch basins, to tie into the lines.

Mr. Andrews: looks like the invert is 71 (manhole) talking about brining a pipe in here.

Mr. Millias: Two options, was that explored, if you have the chance to tie into one of these two , did you explore one or the other?

Mr. Gillespie: I don't think he did. Drop in roadway and cut it as it was proposed to tie in to either of these two basins.

Mr. Andrews: What is the elevation of the electric? Typically would that be down

Mr. Millias: Wouldn't that be easier. I assume the utility is on the outside or north east side.

Mr. Andrews: Only this is, you'd be tying into a 12" RCP, what is the drain line from the street? 18,

Ms. Thissell: That is a 12 coming down. It is a minimal amount of water. I was told we couldn't tie in to those catch basins, but if we can.

Mr. Millias: Your actually only handling 400 + 50 to 200 + 50

Mr. Andrews: I would like to see a tie in to positive drainage as to separate. What is the elevation of electric. and come up with something to make it work.

Mr. Millias: size of electric encased concrete 4-6 "

Mr. Andrews: usually down about 48" to the catch basin deepest

Ms. Thissell: It's 5' down at the bottom and it's 30" across, with 5 conduits in it. We would prefer to tie in to catch basin, it's still on other side of the electric. Still being blocked

Ms. Thissell: Contractor did exhaust all options, but couldn't get into the existing drain line.

Mr. Andrews: What is the high point 81-82, can you run other way? Pick it up down there.

Ms. Thissell: Elevation wise probably could.

Ms. Andrews: Check the OLD calcs and make sure it's going to take it, don't think it will be a lot of water from here.

Members discussed the elevations and options that could be taken to re route pipe line to catch basins to the end of cul-de-sac instead of connecting to Highland. Ms. Thissell would like to reach an agreement as soon as

possible, add catch basin and manhole. Mr. Andrews suggested to flip the manhole the other way (to end) add another manhole and run the pipe. Ms. Thissell then made suggestion of where to place them. Board agreed that Highway Dept still needed to review unless not making any changes.

Mr. Andrews: What I'd like you to do is take a look at the basin make sure it's not going to be over run, run some volume on that.

Mr. Gillespie: potential could be expanded a little bit, it's just sand.

Developer then wanted to discuss lot releases, as would like to start lots in a few weeks. Discussion regarding a cash surety (bond) in order to release lots. Mr. Andrews explained that the board does not like to do lot releases, rather a bond, to ensure road gets finished as the town has unfinished subdivisions. Mr. Gillespie would like to get just get started to get product out by Spring - asked for 3 lot releases.

Mr. Andrews: What are you going to have done on the road, just a base coat? Sidewalks, binder, burms?

Mr. Gillespie: binder coat, usually leave sidewalks off. We cleared for the sidewalks, so could do them, didn't plan on them. The burms will be in.

Mr. Andrews: Would you be satisfied with two for a release? If you got two and got those done could you do cash surety for the rest of it, at that point. Be looking at what is left.

Mr. Gillespie: Want most of this done in the spring, sell a house and have most of this done.

Discussion continued as to what would be left in the spring to do in order to release more lots and cash surety. Mr. Gillespie inquired if they can get the calcs, and review from Merrill approval, could they get started with foundations. Mr. Andrews advised they don't want to hold anyone up, but have to protect the town. Draw it up that way, run the calcs over to Merrill, if agrees, call, if the board agrees, he can get in touch with Merrill and if it's good, the board will send word to go ahead before the next meeting. Mr. Gillespie agreed

Motion to accept changes of the proposed storm water on Sherwood Dr. Extension pending a review of Merrill Associates, the change would be instead of positive drainage to Highland Cr. to pipe to the drainage at the end of Sherwood circle to go to the existing basin.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Motion to give Gordon Andrews the authority to give the go ahead pending the result of Merrill's review.

MOTION: Mark Millias

SECOND: Larry Belcher AIF

Mr. Piccirilli: note for next meeting – where the existing cul-de-sac pavement is going to be torn out if there is and existing driveway that goes to the edge of the cul-de-sac, has the developer, builder going to be responsible to continue the driveway to the edge of the new road.

Continuation: Site Plan Review – Borrego Solar Systems @ 280 South Street

Email received from Engineer, their client Borrego has requested another 60 day extension of decision of Site Plan Review.

Motion to accept 60 day request for extension for Borrego Solar System, Solar Farm at 280 South St.

MOTION: Larry Belcher

SECOND: Mark Millias AIF

Secretarial:

Motion to appoint Gordon Andrews for the Youth & Rec. Gift Account representative

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

Discussion: Informal Site Plan Review- Deb Trotta, Dave Hatch – 319 Plymouth St.

Attending: Deb Trotta and Dave Hatch, owners of D's Grill 58 on Monponsett St.

Interested in opening a second establishment, looking at 315 Plymouth St, (old Bella's.) Presented the most current parking site plan. Currently has a Karate Studio, Nail salon, and Hair Salon, (to be closing) The nail salon is moving into the end unit. Originally the units were 1600 sq. ft each. They would like to take up to 3200 sq. ft. with 1600 sq. ft for storage. total of 4400. Ms. Trotta presented floor plan of restaurant set up.

Discussion of units and where each establishment will be. New establishment on right side of building and nail salon will be moving to the end. Mr. Hatch discussed the parking requirements. 1 space for each two employees and 1 space for each 2 seats.

Mr. Millias : How much larger is what you are proposing as to what Bella's was.

Ms. Trotta: We have the same footprint for seating. Mr. Hatch: Don't really know because when we got in there it was already cleared out.

Mr. Andrews: The nail salon has 1600 sq. ft. so they need 16 spaces + 1 for each employee (18). Don't know about the Karate space and footage. Most of the parking is out front and some in the back too.

Mr. Hatch: We would like to have the parking re-done and stripped too.

Mr. Piccirilli asked if the septic has been checked into .

Ms. Trotta/Mr. Hatch: Yes, checked into it with Southeast, the septic is capable for 122 seats. Did title 5 and all passed if you want reports.

Mr. Andrews: So, you're looking for 60 seats, which would be 30 parking spaces. What do you have for staff.

Mr. Hatch: On a busy night probably have 8 people.

Mr. Andrews: So 38 spaces, how many spaces are there.

Mr. Hatch: 84

Mr. Andrews: What do we have figured for the Karate?

Mr. Belcher: But you're using some as storage space from the middle too?

Mr. Hatch: We're eliminating a unit.

Mr. Belcher: So you should have been allotted 32 spots anyway.

Discussion of the overall square footage between the first and second floor of the building. 6,300 per floor. 12,600 overall. What do the current business' actually use for parking on a daily basis. Reviewed the current spaces available, what is proposed and current business' and what would be used.

Mr. Piccirilli asked about the dumpster. Mr. Hatch advised the proposed dumpster location and maybe fence around it. Briefly discussed handicap bathrooms and handicap parking spaces. Bathrooms are ADA and 3 ADA parking spaces available. Discussions continued regarding the seating capacity and other establishments in the building. When are the other business' open, etc. Mr. Andrews reiterated again about the parking spaces (34) being based on employees and seating. Restaurants are based on seating, other establishments are based on square footage.

Mr. Piccirilli asked about the proposed hours of operation? Mr. Hatch advised that it would probably be the same as the other location between 11 am to 11 pm, but would like the ability to change if needed.

Mr. Andrews does not feel a full site plan is warranted at this time as the site is pre- established. Mr. Piccirilli would like a total number of employees to ensure the parking requirement remains adequate. Mr. Hatch advises that it should be a total of 8. Mr. Andrews said that it was a restaurant going out and a restaurant coming in. Mr. Piccirilli wants a number to approve for future reference. Mr. Piccirilli asked about lighting. Ms. Trotta said that it is preexisting and there is plenty of lighting at this time.

Motion to approve site plan for 319 Plymouth St. for the restaurant Lyonville Tavern for 60 seats, 8 employees for a total of 38 parking spots. Plan dated Dec. 13, 2004

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Bills:

Motion to pay bill to Merrill Associates for invoice #1611 in the amount of \$630.00 for site inspection of Sherwood Dr.

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Secretarial:

Meeting Minutes:

Motion to approve Halifax Planning Board meeting Minutes from September 18, 2014

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Secretary; reminder October 22 @ 7pm. 40B seminar Great Hall. Requests from residents on Two River Farms, (Danson/Bourne) Communications with Striar Dev. have gone unwarranted. What is Board's next step of action to get the road completed. 2 Lots are still remaining in the front of the development. (Will look into who owns property) Chairman wants to look at last review that we have and discuss at next meeting.

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias
SECOND: Larry Belcher AIF

It was unanimously voted to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
