



Halifax Planning Board Meeting Minutes December 17, 2015

A meeting of the Halifax Planning Board was held on Thursday, December 17, 2015, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Mark Millias, Vice-chairman
Larry Belcher, Clerk
Rick Greeley, Member
Bob Baker, Member

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

MOTION: Rick Greeley to accept the agenda as read
SECOND: Bob Baker AIF

Appointments:

7:30 p.m. Site Plan Review – 69 Summit Street, Solar Array

Present: Michael Loin, Bertin Engineering. Briefly stated at last meeting, site off Summit St. Harvest Lane next to site. Back field, ground mount solar array. Abutter, Ed Brian. Concerned with visibility. Tree line, except behind his house. Across front with 7' vinyl stockade, and will go along his property line matching his existing white vinyl fence. Uphill 3-4 ft up onto the field, and will do a stagerd row of arborvitae. Along entire line along the field. 40 ft in, is where the security chain link fence for the solar array. On opposite side, looked at where it is think but will add a row of arborvitae (emerald green 6-8 ft plantings) Sotuh facing in the back house and panels would be at 20degree angle. Access is 14' gravel drive along side of propterty with separate gate with Knox box, with keys to gate and inverter. As part of training the Solar Co. will take your emergency responders to complete training on field, shut offs and whatever is required.

These will be computer monitored. The monitoring center will know if there is a problem. No Lighting, just at the way side of the transformer.

3.76 seeded 4.45 total area used. 1 mw DC, 695 AC

Mr Millias asked the abutter how he felt about the trees and fence.

Mr. Brian said that it accomplishes what their concerns were. A lot of kids over on Harvest Ln. Once I was able to get information, and shared it with them, they were comfortable with it.

Mr. Greeley asked about not using the whole site.

Mr. Loin advised and re spoke about the NHESP study and the endangered species in the area. Letter from NHESP states that it will not result in a prohibited take. (copy given to board).

No toxic materials, transformers have vegetables verses any type of any oils. All certified GREEN.

Rated for 90 MPH wind zone and 90 MPH direct hit. Will be adhering to 110 MPSH zone. Once or twice a year they will go in to cut the grass. Whatever grows on the outside will stay natural. We will not be going outside the fence line.

Mr. Andrews: Are you looking for approval tonight?

Mr. Loin: Yes, there is a cap on getting applications in, but need approvals for the application. Trying to get put on waiting lists.

Standard conditions and what we talked about. Change fence height to 7 ft. Hours of operations of construction, etc.

Mr. Andrews: asked if there was any other discussion

Mr. Millias: They only thing that we didn't address that we addressed the first time, was the Fire Dept. in there 20 feet around the perimeter. Was that looked into.

Mr. Loin: Yes we did look at that the fire depot. Actually, they moved everything along the edge on both sides, so when the fence goes in, that would be a condition too, usually you reference your Fire Dept memo.

Motion to accept the Site Plan 69 Summit St. for Solar Farm Array with conditions to be as follows:

- 1) Fence to be 7' high to match Mr. Brian located at 6 Harvest Ln.
 - 2) Arborvitaes to be planted on both side of the site, Soccer field will be a straight row, and Harvest Ln to be staggered with trees to be minimum 6' height
 - 3) According to Fire Dept. request to have 20' between fence and solar panels.
 - 4) Hours of construction to be Mon-Friday 7am – 7pm, with No Saturdays or Sundays
- Interior Chain link fence will be 7' high.

MOTION: Mark Millias

SECOND: Bob Baker

AIF

Form A – 19 Hayward St. – Land Planning

Gary Rice present from Land Planning. 10+ acres to subdivide existing lot into 2 parcels. Existing house at 19 Hayward St. create lot of 80,840 sq. ft. BOH provision requires 80K lot with soils over 30 minutes and inch. Fully delineated with wetlands on existing lot, none on the new lot, plenty of frontage.

Mr. Andrews: any questions?

Mr. Millias: total size is 80,000 and the 36,000 is part of that?

Mr. Rice: Yes, just showing open space, area where BOH wants no structures and leave in natural state.

No further subdivision with this parcel, can't get to perc.

Motion to accept and endorse Form A for 19 Hayward St., prepared for Brown Builders, parcel shown of plan 99 of 2012, Map 113 lot 2 creating lot 1. Plan dated 12/9/2015

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

Form A: 265 Monponsett St. – Halifax Trails

(no representative present) Requested by building inspector to combine lots into 1 as per Multi-family requirements. Members reviewed parcels to be combined.

Motion to accept plan of land at 265 Monponsett St. Prepared for Halifax Trails Co. Inc., being Map 64 lots 10 & 11 to be combined to create 26+ acre parcel.

MOTION: Mark Millias

SECOND: Rick Greeley

OBSTAIN: Bob Baker

pass 4-1

Meeting Minutes:

Motion to accept the Meeting Minutes of December 3, 2015 with corrections noted

MOTION: Rick Greeley
SECOND: Mark Millias AIF

Bills:

Motion to pay 2 bills invoice #I30356164 for \$21.84 and invoice #I30389700 for \$136.79 for a total of \$158.63

MOTION: Larry Belcher
SECOND: Rick Greeley AIF

Secretarial: Two River Farms update. Ready to file As-Built. Back land to be acquired by Div. of Fisheries and Wildlife. Need to be released once as-built approved.

Discussion: Bella’s Pizza & More – 430 Plymouth St.

Has permission to have a walk in storage cooler. It has been observed that there are 3 or more storage containers to the left of the Bella’s establishment. Have site plan approval with only one container allowed. The Board discussed the issue and agreed to have a letter sent to the owner of the building/property and the tenant of Bella’s.

Secretarial: FY2017 Budget submission, Inventory report. State Ethics hand-outs received and signed by Gordon Andrews and Larry Belcher. OCPC street improvements grants.

Meeting Minutes:

Motion to accept the Meeting Minutes of December 3, 2015 with corrections noted

MOTION: Rick Greeley
SECOND: Mark Millias AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher
SECOND: Rick Greeley AIF

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

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary