



Halifax Planning Board Meeting Minutes October 6, 2016

A meeting of the Halifax Planning Board was held on Thursday, October 6, 2016, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, Chairman
Larry Belcher, Vice-chairman
Mark Millias, clerk
Karlis Skulte, member
Absent: Jonathan Soroko, member

The meeting was called to order at 6:50 p.m. and the agenda was read into the record by Gordon Andrews

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

Motion to suspend the regular scheduled meeting and open for Public Hearing.

MOTION: Mark Millias
SECOND: Larry Belcher AIF

Public Hearing

6:30 p.m. Public Hearing: Special Permit for Estate Lot: Richard Seggelin Petition #855

Hearing Notice read into minutes by Secretary

Mr. Seggelin Present: Gave brief history of the lots located on Palmer Mill Rd. Would like a Special Permit to create an Estates Lot consisting of 5.40 acres with 50 feet of street frontage.

Mr. Andrews: Already established a Form A lot, so you are seeking a special permit to establish an Estate Lot there.

Mr. Skulte: is there any formal plan that has to be submitted when the actual house is determined with the driveway and all the storm water treatments and septic.

Mr. Seggelin: I don't believe so. Conservation Committee has to get involved with the Engineer, bring in a botanist to determine the wetlands. Everything in the Board of Health has been approved for the septic system.

Open to audience:

Abutter Bob Shurtleff, (110 Palmer Mill Rd) requested to see the lot configuration.

Mr. Andrews showed and explained the Form A lot which has already been created. Also advised of our bylaws on estate lot requirements.

Motion to grant the special permit to Richard Seggelin, 116 Palmer Mill Rd. to establish and Estate Lot.

MOTION: Mark Millias
SECOND: Larry Belcher AIF

Motion to close Public Hearing for petition 855.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

Motion to suspend the regular Planning Board meeting and open the Public Hearing for Special Permit for 355 Plymouth St. (petition #856)

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

6:45 p.m. Public hearing: Special Permit for Drive Thru Window, 355 Plymouth St. Petition #856

Hearing Notice read into minutes by Secretary

Present: Charlie Woodward, Joseph Murray

Mr. Woodward advised that Mr. Murray is now the owner of the Dunkin Donuts inside Tedeschi's. Mr. Woodward went over the history of the site, previously approved site plan and special permit for a drive thru window in 2007 for Ray Messier for a Dunkin Donuts and office space. Mr. Murray will be developing the new site. Have since been before Conservation Commission and have an approval from them. Based on the exact same site plan that was approved, nothing has change on the site plan. On existing conditions, it is the same with the exception of the house has been removed. Same foot print of original plans, with the exception that there will not be a second floor. It will only be a single story building. Have left the parking the same and therefore the drainage is exactly the same as it was as well as the traffic patterns. Had barely enough parking for Mr. Messier's two story building and would rather have a little bit more parking, so without having the second floor this give us much more parking than we actually need.

The traffic flow comes in on the right and comes around the back, and close to the building we have one lane of traffic that goes thru a drive thru window and also a by-pass lane. Again the drainage is exactly the same. A series of catch basins and manholes which goes to a caltect underground leaching facility. Perc test has been completed. The septic system will be in the front so is far away from the drainage. It has also been designed for 100 year storm, if it were to exceed the 100 year storm, we have a crush stone pad that goes into an area on property and then into wetland. The delineation has been redone and nothing has changed. I am asking to re-approve with the understanding that not one thing on this plan has changed other than the fact that we are now building a one story building rather than a two story building.

Mr. Andrews: what do you have for square footage now? And the parking are we doubled than what you are required for?

Mr. Messier: No, we are not doubled, but we are over what we need. Originally had barely what we needed, now we are planning two offices, Dunkin Donuts and two smaller businesses

Mr. Andrews: Only thing that changed with our regulations is if you had 45% green space you could cut the parking down even more.

Mr. Skulte: I think the question there is if you reduce the amount of parking you could provide more green space.

Mr. Woodward: I don't think we would ever be able to meet that.

Discussion regarding the widths of the drive thru lanes. They look to be 12' wide. Typical cement pad is 10' wide 20" long. Escape lane is double in width. Concrete pads will be at the order window and take out window. Most of access into site will be from Plymouth street (not the access road off Stop & Shop) The remainder will be all pavement. There will be storm sceptors to meet clean water standards into a filtration

system, infiltration bed with good sands. Test pits were completed in front for the septic, and test pits in back for the drainage. Separation from ground water to wetlands. All is in the storm water report.

Mr. Skulte asked about the access from the Stop & Shop road. Was a driveway from original house and is a deeded easement for them. (part of the approval for Stop & Shop)

Neighbors have concerns with speaker (loudness) and have provided for arborvitae along the side line of the property. Mr. Murray has been in contact with the neighbors, once the new one (bldg.) is constructed they will provide for compressors to be put on roof and will be able to turn down the speakers. Mr. Woodward explained the septic system, and has talked with Cathy Drinan with the Board of Health. They will be using a Jet System, it treats all the nitrates and a series of filters. A maintenance plan is required and a contract with Jet. It will be under the parking area,, but Ms. Drinan does not have a problem with that.

Mr. Skulte asked if the parking can be pulled back away from the street, as the looks to be right on the property line. Mr. Woodward explained that during design they had to meet criteria, now may be able to eliminate some of the parking. The board feels that if there is more space for vehicle movement, it would be beneficial.

Mr. Andrews asked for the parking space count in the front.

Mr. Woodward: 7, but if I push those back, we would like to have them

Mr. Skulte: I know for curb appeal from the street, I don't know what your proposing to do any landscaping in the right of way, or even if you could for that matter.

Mr. Woodward: We have green space in the town layout. About 6 feet, we tried to keep the front of the building. Edge of payment to proposed parking is about 6 or 8 feet.

Mr. Andrews: Only concern is if they throw a sidewalk on that side, then it's right on it.

Mr. Millias: Are you proposing any curb or is it just a berm on that edge?

Mr. Woodward: It will be a berm along the site.

Mr. Murray: I wouldn't be opposed to a granite curb along on front, right where that green space is, it also helps to contain the cars. If this goes thru it will be nice place to go, we will have bathrooms, and we don't offer that right now.

Discussion continued with the (2) other units and what business may rent out. (Dry cleaners) Discussed if there were any waivers required for this project, which there are none.

Mr. Andrews: My only thing, if it would be possible to get some green space in the front. Having a little bit of separation. What is the elevation of the building versus the road?

Mr. Woodward: If you know the site, coming off the road it kind of goes down, most of that is because we have the septic in the front. The foundation is 74 and the street is 71 – 72.

Mr. Skulte: Any reason you're not showing all the septic and water utilities on the plan at this point.

Mr. Woodward: We show areas, we didn't show details, because we thought this was mostly site plan approval and the Board would be more concerned with parking, drainage traffic flows.

Mr. Andrews: We typically on a site plan don't get too much detail on the septic.

Mr. Woodward: As soon as we finalize everything and move forward I'd be more than happy to drop off a copy from the Board of Health for your records.

Continued discussion regarding the turn lanes and the access off the Stop & Shop drive. There is a turn land on Rte. 106 for Stop & Shop. Traffic studies were completed when this first came thru. (nothing has changed)

Abutter, Tina Alger (340 Plymouth St.) Asked if there was anyway the turn lane could go both ways, as she has had difficulty turning into her property (across the street from Stop & Shop entrance. The main entrance is at lights, the other entrance is for trucks. Have to cross over the turn lane to get into property heading west on Rte. 106.

There is approx. 100 feet (center to center) from Stop & Shop driveway to Alger's driveway. Mr. Andrews advised that it could be looked into. With a long traffic lane and drive-thru lane it should alleviate any back up into the main road. It was also stated that curb cuts are under local jurisdiction, not (Mass DOT)

Mrs. Alger also wanted to comment that they have spoken with Joe Murray in regards to the paper and trash that tends to blow across the road from the current Dunkin Donuts. They have also spoken about the lights, with deflectors so it won't come into their house, and the A.M. deliveries. The lights will be mounted with hoods so here won't be any shining into the street or neighbors.

Abutter: Scott Casagrande (359 Plymouth St.) Wanted to touch basis in regards to the water run-off and drainage.

Mr. Woodward advised of a block wall. Generally everything will be running down. Catch basins in front of lot and in rear. Everything pitches down, over and down. The middle of the property/project is the low point. No water will be running off onto his property (to left of site). Any other run off rare instances, it will end up in the wetlands, (upper left corner of property) All the water will be maintained on site.

Mr. Casagrande asked if there is a maintenance plan for the drainage/basins.

Mr. Woodward explained that thru the local conservation commission, they are required to have a maintenance plan which has been submitted. No salt is used and sand will be swept up. He also explained the storm sceptor which also assists in the filtration of the drainage. The drainage calculations also show the system details.

Mr. Casagrande: The retaining wall can approach up to 6 ½ ft.

Mr. Woodward: There will be a guard rail to protect anyone.

Discussion again with regards to obtaining more green space. Mr. Woodward advised he would look into it, it is a case of the parking requirements. There is a little extra parking and the building is smaller. Based on calculations the minimum is being met, and has more than needed. Actual square footage of the 3900.

Members reviewed plans and if the drive area of 35' could be cut down, 20 x 10 feet parking spaces. Property line to building is 61' feet. 35' from back of a space to a walk way. Reduce down closer to 24', then 10' could be green. It was decided to re-design the front parking spaces to obtain 3 – 5' with low growing scrubs of green/landscaped space on the property line and roadway.

Mr. Andrews asked for any other discussion or comments.

Motion to approve Special Permit petition #856 for a drive thru window with the following conditions:

Hours of operation are 5 a.m. to 11 p.m.

Sign plan is to be approved by the Zoning Officer

The maintenance of the drainage system will be according to plan submitted

Maintain parking areas

Dumpster pickup between the hours of 7 a.m. and 9 p.m. only

No outside storage or unregistered vehicles

No outside sales or flea markets

Mr. Andrews asked what the delivery times it was then discussed: Mr. Murray advised that the donuts are delivered before open, typically between 3 and 4:30 a.m. Other deliveries, paper products, will be during operation hours, typically 7 or 11 a.m.

Potential green space to be provided between the entrance and exit area [between 3 and 5 feet]
Granite curbing at radiuses (entrance & exit)

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Motion to close the Public Hearing

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Motion to re-open the regular scheduled meeting.

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Continue with the meeting for Site Plan Review:

Mr. Skulte: do you have a timeline on when you anticipate construction?

Mr. Woodward: We don't own the property yet, so we will be working that out.

Mr. Andrews: Will you be doing an "as-built" of the plans?

Mr. Woodward: They are typically required.

Mr. Andrews: So you can reflect any of those changes.

Mr. Woodward: Yes sir we can.

Motion to approve the site plan for 355 Plymouth St., Lot 13 Map 63, plan revised dated July 28, 2016 drawn for Bike Realty LLC, Trustees Bill and Kevin Donovan.

As-built to be provided upon completion

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Bills:

Motion to pay bill for Plympton Halifax Express invoice 7881 & 7898 for total of \$160.00 for advertising.

MOTION: Larry Belcher
SECOND: Karlis Skulte AIF

Motion to pay Merrill Associates invoice #3485 for \$840.00 for Sherwood Dr. inspections

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Meeting Minutes:

Motion to approve meeting minutes from September 15, 2016 with pending minor changes

MOTION: Larry Belcher
SECOND: Mark Millias AIF

Discussion:

Secretary advised of letter to Mr. Springer regarding Heron Road, no response received at this time.

Adjourn:

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Jonathan Soroko

AIF

It was unanimously voted to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
