



Halifax Planning Board Meeting Minutes May 5, 2016

A meeting of the Halifax Planning Board was held on Thursday, May 5, 2016, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, Vice-chairman
Larry Belcher, Clerk
V. Richard Greeley, member
Bob Baker, Member
Absent: Gordon Andrews

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

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

7:30 Appointment: Mr. Treannie, developer of Autumn Ln: Unable to attend and requested to postpone until next meeting on May 21.

Secretarial:

Motion to accept the meeting minutes of April 21, 2016 as written

MOTION: Rick Greeley
SECOND: Bob Baker AIF

Members reviewed correspondence:

7:45 p.m. Public Hearing, Definitive Subdivision: Jordiss Rain Estates:

Motion to open the Public Hearing for Jordiss Rain Estates- Def. Subdivision and suspend the regular Planning Board meeting.

MOTION: Rick Greeley
SECOND: Bob Baker AIF

Mr. Joe Webby present: representing Timothy Fabroski.

Revisions and some housekeeping issues have been updated on the plans. Dug additional holes in the detention basins, with Larry Silva there, there are no changes in the back basin. One basin had to come up about 9" because of the water table. Not deeper, but bigger. Will lose driveway, Will build a two stage detention basin with outflow toward detention wetland. Silva suggested to create a swale, connected to the drainage system, to keep water off Palmer Mill Rd.

Mr. Makepeace requested (agreement) agreement for a right of way to be replaced by other???

Mr. Millias, does the roadway line up with the original right of way.

Mr. Webby: No, under agreement, this right of way will be extinguished and replaced with this one.

Mr. Makepeace: Correct, I have not spoken with him, so this is the first I've seen of it.

Mr. Webby : What he proposed is to give him a 15' easement/right of way at end of cul-de-sac to connect

Mr. Webby: Basically those are the only real substantial change we've made, same amount of lots, same areas, lot lines are the same. We did some housekeeping issues, the circles apparently this circle has to touch the roadway. So, basically all the lots conform to the regulations.

Mr. Millias: Did the entrance of the road change? I know there was some discussion about the headlights affecting the property across the street.

Mr. Webby: This is the house here, don't know if anyone has approached you or not about providing any type of fence or screening.

Ms. Justice: No, nothing yet.

Mr. Webby: Tim Fabroski is more than willing to put up a fence there if you'd like one. I think it would only affect people who came out here and went to the south. We don't have too many options on that.

Mr. Makepeace: How wide is that extension on the right of way.

Mr. Webby: 15'

Mr. Greeley: Is that your driveway?

Mr. Makepeace: No, I go all the way down that property line, hang a left at the corner and go all the way out to the other end of Palmer Mill Rd, and 58. My house is out there. There was a right of way there that went back to 1982.

Mr. Webby: He is more than willing to allow.

Mr. Makepeace: I don't know what the town requirements are for, how many feet it has to be.

Mr. Millias: It would just be a driveway, so 15' would provide enough room.

Mr. Makepeace: Would that in turn, say down the road, if I ever wanted to sell my lot separate, that, I wouldn't be able to make a lot off the cul-de-sac?

Mr. Millias: No, you wouldn't have any frontage on the road, but you would be able to deed your right of way to the next person.

Mr. Makepeace: can you pull utilities in off that or not?

Mr. Millias: Yes, I believe so.

Mr. Webby: Once the utilities are in, it's all public.

Secretary asked for a copy of the revised set of plans. (Larry Silva has everything, via email)

Mr. Webby advised they are still working on the drainage. He thinks everything is all squared away except that.

Mr. Webby: we can't have any construction within 50" of wetland. Some will be within the 100, but we go to conservation for these lots, and this one. Other ones, the work will be beyond 100'. We still have some things and would request at least a two week extension.

Ms. Dowie: (46 Palmer Mill) The pine grove, that currently divides my lot and the lot that you're going to do the work on, will there be any trees remaining?

Mr. Webby: Yes, there will be a few in the back here on your side. They will be cutting trees to build the house, yes.

Ms. Dowie: what is a few.

Mr. Webby: Well they are they're trees Laurie, they are going to cut trees, that are going to be at least that big.

Mr. Millias: Unfortunately we can tell them what trees they can and can't cut, what you could do is ask, if they could leave a tree line between the two.

Mr. Webby : We have no problem at all, we don't propose to do any work along your property line.

Mr. Millias: approximately 100' to the lot line

Ms. Dowie: My other question is, with all the additional traffic that is going to be passing thru, are there any plans to pave beyond where it currently ends, which is right in front of that road

Mr. Millias: No, unfortunately they won't be able to address that that is something to address with the highway surveyor and Highway Dept. in town.

Secretary: I have been advised that there are no plans to pave. They did not find any agreements or anything with the Town or with any abutters or owners about not paving that section of the road. Someone had mentioned that at one of the other meetings.

Ms. Dowie: The road can't handle the traffic now. The potholes are so huge.

Secretary: You can address that with the highway dept. as a resident. But it wouldn't be something that the subdivision developers would have to do.

Ms. Hirtz: (63 Palmer Mill): In other words we would have to go to the Highway Dept. just to find the condition of the bridge, we are always concerned about the condition of the bridge. I didn't know if he had checked that out.

Secretary: I did question them about that, the Highway surveyor, Bob Badore said that he does not believe there is a weight limit on the bridge, he did inspect the culvert recently and sees no signs of deterioration, he said everything seems to be ok.

Mr. Webby: I did go down there to see the bridge, it is a steep. Looks pretty good to me, I'm not an bridge engineer, but I stood a while, so cars went thru, no trucks, but it didn't shake at all.

Ms. Hirtz: I'm going by conversation some years ago, the previous, Ralph Hayward. I know the house shakes and rumbles if we get trucks. A house just had a septic put in, he's remodeling, huge trucks going back and forth, so the house would shake and rumble, but I don't know how much that would take, I just wanted that part of it to be looked at. To see what we would end up doing with a collapsed bridge. I can't believe there isn't a sign for a weight limit.

Discussion continued regarding the "brook", culvert, bridge and the changes that have occurred in the area.

Mr. Millias: One more question, the swale that they proposed, is that only going to protect the water from shedding onto Palmer Mill Rd, or how is it proposed to get to the four bay for the basin?

Mr. Webby: Proposed a pipe right here into the catch basin. What we, because we had to elevate this a hair, we had to elevate this, the road a hair. We certainly wouldn't want, we already know that there is water issues here, so we want this water to keep going, we don't want to have any damn right in this area to prevent whatever goes in that direction, from going in that direction. I think it will do nothing but help, we don't water sitting in that ditch either, but it will just be a swale.

Mr. Millias: Yes, I was just making sure that it was going somewhere and not just being protected. OK Any other questions or concerns?

Mr. Makepeace: How deep is that basin in the back?

Mr. Webby: 3 feet

Mr. Makepeace: What is the surface area?

Mr. Webby: approx. 200 x 50, 10,000 sq. ft. I would request to continue for at least 2 weeks.

Motion to continue the meeting to May 19 at 7:45 p.m.

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

*Received revised set of plans, dated May 2, 2016, along with response letter (Webby)

Discussion of members leaving the board and new members coming on. May need to resubmit so that new member can vote.

Motion to close the Public Hearing and re open the regular meeting:

MOTION: Bob Baker

SECOND: Larry Belcher

AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Rick Greeley

SECOND: Bob Baker

AIF

It was unanimously voted to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary