



Halifax Planning Board Meeting Minutes March 17, 2016

A meeting of the Halifax Planning Board was held on Thursday, March 17, 2016, 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
V. Richard Greeley, member
Bob Baker, member
Absent: Larry Belcher

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

MOTION: Mark Millias to accept the agenda as read
SECOND: Rick Greeley AIF

Appointments

7:30 p.m. – Public Hearing: Definitive Subdivision

Motion to suspend the regular Planning Board meeting to begin the Public Hearing for Definitive Subdivision of Jordiss Rain Estates.

MOTION: Mark Millias
SECOND: Rick Greeley AIF

Open for a public Hearing.

Mr. Andrews explained how the hearing will work. Applicant will present first, the Board will ask questions, and then the audience can participate, and ask their questions as well.

Joe Webby, Webby Engineering and Tim Fabroski part owner of the property. This property is at 64 Palmer Mill Rd., right at the elbow of the road. A couple of quick items, this is a wonderfully old New England farm house built back in early 1800 or late 1700. No intention to remove that, it will be on its own existing lot, and remain there. Another nice item about his property, right in this area is the old Palmer Mill and certainly nice stonework there. Again there is no intension to disturb any of that, or any of the brook. Tim Fabroski, of Palmer Mill Realty Trust would like to do, since purchased the property would like to get 8 new building lots, on a road approximately 800 feet long. The existing conditions plan, it is basically an open field that has some Christmas Trees that were planted by previous owners, along the north side we have Palmer Mill Brook and along the south side, we have a wetland also. The edge of the bordering vegetated wetland was delineated by Brad Holmes and blue line, river line and resources area, 100 foot from the BVW and also a line of 200 feet from the brook, and also a line subject to flooding line. Filing with the Conservation Commission has been made and the hearing is set for the first week in April. What we are proposing to do is develop a subdivision roadway to the specifications, there will be a drainage area at the beginning and a drainage area in this area, that is predominately take the majority of the water. High point in this area where some of the water is going to go in this direction, and rest of the water is going to come here, thru pipes, catch basin and get into this basin with overflow towards the wetlands. We have on this plan proposed housing sites, everyone has been

perced and witnessed by the Board of Health. Have perc tests all along the roadway to the fronts. These lost right here will also require a filing individually when the time comes with Conservation Commission. Other than to make a statement that every lot is going to have the required 150 ft. of frontage and 40,000 sq. ft. of upland, we believe we met that requirement also.

Mr. Andrews: What do you propose for the drainage down the front.

Mr. Webby: A small basin in the front that will be basically be a detention basin, will a fore bay, 2 stage basin, and infiltration. Predominately the soils on the whole site is sands with relatively high water table. So we are going to be carving out a little bit of area here and elevate the road and getting all the drainage from this quarter of the road down to this area and will infiltrate and all the storm water is going to conform to storm water management.

Mr. Andrews: what does it look like for a water table? Towards the front?

Mr. Webby: Towards the front which test pits D1 & D2, had soil at 56"

Mr. Andrews: The elevation of the road is going to be coming up a little.

Mr. Webby: Yes we have to elevate the road a little bit. Currently the existing grade is at 45", actually about the same right at the beginning. Can see there is not much change between the heavy line which is proposed and the existing right here. We do have considerable fill, approximately 250 feet from Palmer Mill Rd, which is our high point.

Mr. Andrews: to create that high point.

Mr. Millias: Is that section of Palmer Mill paved?

Mr. Webby: This is not paved

(abutter?): No that is paved, it's not pave about another 6 houses up is goes to dirt

(abutter?) Its right in between where the lot line is on the top right hand side, where every the L in Middle is? It's paved on the north side.

Mr. Greeley: does the road have any drainage, what is the condition of the road out front?

Mr. Webby: No, there is not drainage on Palmer Mill Rd, it is just country drainage, it rolls off the center into the gutters>

(abutter?) What gutters?

Mr. Andrews: So, basically right up the middle, thru the field?

Mr. Webby, Yes it is. There is a tree line right here, this is wooded

Mr. Andrews: Now is there a cart path that goes in thru there?

Mr. Webby: We didn't see that, I happen to read that is Larry's letter. It looks like it just misses the hub someplace, and somehow comes up thru here. That is something that Tim's attorney is going to have to look into. Nothing that we saw out there.

Mr. Andrews: Ok

(abutter?) Makepeace: If there was a cart path, and old cow path it had a clear open view for 15 years, in use, to still keep it, there's nothing there.

Mr. Andrews: Is the abutter here?

Mr. Makepeace: yes, right here.

Mr. Andrews: How do you access your property? Do you ever come this way?

Mr. Makepeace: No, it's all wooded, basically a big chunk of woods between the fields and my property lines. So I drive all the way down and up.

?? At one point there was a trail or path going thru there, but that was so many years ago, its growing back in Couldn't see it if you walked in there.

(unknown) Barely there, can make it out, sort of.

(unknown)You could tell there was something there at one time.

Mr. Andrews: If you are going to speak could you let us know, name and address for the record.

Mr. Andrews: Any other questions. (continued to review plans) The circle is pitching back towards Palmer Mill, picking up the drainage here?

Mr. Webby: the low point is going to be 4 plus 50, so the cul-de-sac is going to pitch to here.

Mr. Andrews: You have catch basins to pick up that water?

Mr. Webby: Yes, right in this area, we have a set of catch basins, here and a set of catch basins at Palmer Mill Rd.

Mr. Andrews: Is that also sand out at the other

Mr. Webby: Yes

Mr. Millias: Do you have test pits.

Mr. Webby: Yes 2, 3 and 4, we have medium sands in front. Layer of medium coarse gravel and then we have fine sands that are underneath that. I think that is what Larry Silva was questioning.

Mr. Millias: so the greatest change in grade is less than 3 feet or so, at that first high point? Might be at 2.5

Mr. Webby: roughly 2.5

Mr. Andrews: then probably about the same and the end of the cul-de-sac.

Mr. Webby; it's at 2.8

Mr. Andrews: are you proposing a sidewalk?

Mr. Webby: Proposing 1 sidewalk, 5 foot wide.

Mr. Greeley: What are you doing for lighting?

Mr. Webby: they are proposing lanterns - light posts at each house, privately owned, and will all look the same.

Mr. Andrews: Did you get a sheet from Larry on this, comments.

Mr. Webby: Yes, I think that except for a few house keeping things, I think the biggest concern is this space?

Mr. Andrews: The concern for a -___ pipe.

Mr. Andrews: Open it up to the audience, if you could state your name and address.

Ms. Hurtz (64 Palmer Mill Rd): I'm directly across from the house, years back we had a large number of trees removed to build, on the street before that we had no issues of flooding basements, or septic system problems, since we've had quite a few because the water table rose so much. There's been a noticeable change in the land which is now very swampy compared to what it was before the bogs were put in. There is considerable change, my concern is, with first of all drainage I understand drainage, but drainage from something like that is still going to rise the water table I would imagine. I'm concerned about the water table, should that pine grove be removed and considerable amount of trees that now suck up that ground water. I don't know many of us in the neighborhood that can handle any more flooding issues.

Mr. Anderws: and you are refereeing to the trees in the back of that subdivision?

Ms. Hirtz: No, I'm refereeing to the ones right on Palmer Mill that, big, pine grove, that would be the entrance to the subdivision.

Mr. Millias: Lot 21 and lot 22.

Ms. Hirtz: Right, there is a large pine grove there.

Mr. Andrews: so right out in the front there?

Ms. Hirtz: yes. Certainly close enough to be a problem, even the bogs are down from me, and there were a massive problem for us. That's when all the started on the street.

Mr. Thomsen (53 Palmer Mill Rd): Right now my sump pump goes from September thru March, it's just running.

Mr. Justice (57 Palmer Mill Rd): We do the same thing, the sump pump is going.

Mr. Andrews: And your across the street?

Mrs. Justice: Right across the street.

Mr. Greeley: When did that problem increase?

Ms. Hirtz: The water table went really high whenever those bogs put in, was that the 80's?

Mr. Seggelin (100 palmer Mill Rd): I'm the owner of the property your describing, the cranberry bogs and my house is on a separate lot, but it is adjacent, and the bog built in 88, and about half of what they used to create the bog was wooded and the other half was open field. The front half from the street out was actually a race track for horses at one point and the rear was never developed. It was always wooded, but when they put the bog in, they removed a large section of woodlands, it was wetland, but wooded wetland. The area she is describing which was directly at the entrance is a pine grove with 50 60 year old pine trees, it's been there a long time. It's probably from the street back, maybe to the second lot. So knowing what the soils are like in that area, it's a legitimate concern that when you remove all those pine trees, they do suck up a lot of water, you might have ground water change in that area. It's not a cleared lot like the fields are behind the existing home. It's been cleared for 50 years or more. But that line, hasn't been cleared forever.

Mr. Millias: Have you noticed any shedding of the water actually going across the road?

Mr. Seggelin: We've been here for 50 years so I can remember when we were the only house on the road at that point, the Williams house the historic home, was the last house on the street. The rest of the dirt road was never developed. When they developed the houses along the dirt road, they had to bring in fill and do engineered systems.

Tim Fabroski: Just to make it clear, this driveway that comes in that is existing, the tree line for those pine trees that they are talking about is in front of this. So, you're across the street and talking about lots, and think that those trees are sucking up that much water all the way down your street. That's what you're saying, you think that these trees are sucking enough water to keep your pumps running at that time and now. I just want to hear that? That's what you think, you think these trees are keeping your pumps running at time frame and out.

Ms. Hirtz: The thing that I can tell you

Mr. Fabroski: But we're not sure what it is? We can't be pulling straws.

Ms. Hirtz: Right, but what I can tell you is, that we had a situation before that bog was put in. Once all those trees were removed, the water table crazy and leaching fields weren't draining property, septic systems were having to be pumped continuously a few times a year. A lot of us lost things in our basements, because our basements began to flood and we had to put in sump pumps. I don't pump quite as much as they do, but my pump goes off a lot.

Mr. Fabroski: I'm thinking just the water shed just from this whole street, it's an umbrella effect, there is no drainage, were just talking about his whole street. That right there with you controlling the water could do ten times more benefit that trees that staggered. We perced it we drove machines thru it to perc it, so the trees are staggered, they're not drinking as much water as you think. They are not willow trees.

Mr. Seggelin: I also believe that what she is describing that area is probably sanding and typically pine trees tend to go on top of sand.

Mr. Fabroski: I would guess more, that where your house was built when they built it, they didn't put drainage around the foundation and your house is sitting in a pool of water.

Ms. Hirtz: No, they actually did, in fact my property was raised up, there was a lot of fill put in. When I first saw my property my chin hit the bottom of my front door. That was built up and there are pipes that go out the foundation a certain amount of feet. A French drain system.

Mr. Andrews: Is there anyone else.

Ms. Hirtz: I do have another question? Years ago Ralph Hayward, the Highway Superintendent, he had come down and checked out the bridge, he had a huge concern about the safety of that bridge at the time. He would come out every single year to check it out. I don't know how that goes over the brook, parts of the foundation has rolled off, the road has changed and changing faster. It's peaking in the middle and drooping more on the sides. He felt that he would probably have to close that bridge at some point because of the safety of the vehicles and had concerns back then with trucks. Every now and then when they're working on

Rte 58, they'll re-route the big trucks that come thru. I know we would obviously have more traffic, other than construction, is there any kind of plans to check the safety of that bridge and its ability to handle excess traffic.

Mr. Andrews: we can definitely get a hold of the Highway Surveyor and find out.

Ms. Hirtz: I asked him last year, I called him and I know he did come out and checked it, I never heard back and I assumed in his mind he was going to keep an eye on it, that it was ok, but I'm not sure. Of course for Ralph Hayward, that was 15 years ago or more, and at that point he was considering shutting the bridge down, he said less than 5 years.

Mr. Millias: They've done work on the road since then, was it paved at that point.

Ms. Hirtz: nothing has been done, they replaced the barriers.

Mr. Seggelin: I can attest to the age, because I've lived on the street my entire life. I'm 53 and it hasn't changed in 53 years. I will say, one of the things that we have been kind of surprised by is that they don't have a posted weight limit. Normally we are not seeing loaded tractor trailers going down palmer Mill Rd, because it's a side street and there would be no reason for that traffic., but every so often when they do work on 58, they do a re-route, I say to myself how many 18 wheelers can go over that before it gets damaged. It must be 75 – 80 years and no one has done anything. No rework of that bridge other than the surface. The road was re tarred once. That would be another concern of mine, the only other concern I would say that I would have of mine is change in traffic patterns of the road and the amount of traffic that will be changed, maybe that road should be marked for a weight limit for the bridge if that Town has one for it.

Mr. Andrews: ok, make a note of that.

Mrs. Justice (57 Palmer Mill Rd) My only concern as a personal concern is the road is going to be coming out right across the street from my property, and I am going to be having headlights in my front windows all the time.

Mr. Fabroski: We have to see exactly where that is, your house, it's called a target house. When you build the headlights hit, it's called a target. We'll have to try to see what it is and some way we can fix it, maybe even the pitch of the road, it comes out flat right here, but figure out something. It's a target house, when you build a subdivision you always, you don't want headlights to hit every time, it's a target house.

Ms. Hirtz? When you have a drainage system put in, I came down and looked at the plan the other day and studied it a little bit. You do have three different places, that I saw, maybe more, the one close to the road and the others back further... When your talking drainage system, how far down is that draining and can it affect the area around, especially since its already well and it can't take much more.

Mr. Andrews: Well basically we have to look at the overall size of the subdivision gets a certain amount of water on it. We're not going to increase that, that same amount of water is going to get there. So in their calculations, they have to calculate for all the impervious areas for those drainage areas to take care of that. Joe could hit on that further.

Mr. Webby: I think to answer one of your questions, is when we find the seasonal high ground water table which is what we've done, we have to be at least 2 feet above that with the bottom of our basin. So that there is 2 feet of naturally occurring soils. That is the way we designed it. Typically, whenever we put in any type of drainage system, it always helps. We could actually make this a little bit better, I can talk to Tim about that and also be talking to the review engineer. The removal of these trees in this area for this house, are going to be no more than the removal of the trees for the house that was built right here. Obviously take it out, this is all sand, this is what we call an out wash plain which has very coarse sands and gravel with a high water table. Water table is just under 5 feet. What we don't want is these foundations in the water table. We want everything to shed towards our roadway, and by rules and regulations of the Planning Board, we can't let any of our water go out onto Palmer Mill Rd. We have to have our catch basins at the very end. Some of Palmer Mill Rd water will probably come into our catch basins. Usually when we put in any type of drainage it's going to help. Like as Tim intimated, if your house is built too low, under old regulations, there is nothing we can do to help that. Only thing to help is a sump pump. That is why we have all our house

elevated above our roadway, so everything pitches towards the roadway into the drainage systems. I think we'll all agree that once we get water back in this one, it's going to go in stream and then downstream. Then, I think we're going to re look at this one a little bit. I think Larry Silva's letter statement, he really wants an outfall here. If we put an outfall in, it's going to be a failsafe actually. Any water goes in here, gets to a certain height it's gonna go out the pipe, go to the brook and go out.

Mr. Andrews: any other questions or concerns.

Mr. Seggelin: I'm not sure if this is still the case, but at one point I was told by a person that owned this before it was purchased the reason why they never tarred the rest of Palmer Mill Rd was an agreement that was made at one time with the town. The person that owned the home, before she lived there, previous owner, before himbuying it. He made an agreement with the town, he paid to have the road paved to his house. There was an agreement at that time, that said I will pay for this as long as you don't pave the road the rest of the way, because I don't want people using it as a thru way, just paved to my house. Somewhere the town signed and agreement, Mrs. Williams was the one that told me this. That is the reason why that they wouldn't tar the road. We've been wondering, most roads, once they get so many houses on it they become tarred. There must be 10-15 homes that are along the dirt road on that section, been 15 years or more.

Ms. Hirtz: Is that an official town road, the whole length of it. I was told it was not official town road. They maintain it, but.

Mr. Andrews: I don't believe they would be building the other houses on there if it wasn't.

Mr. Seggelin: Would this be something, part of the plan to eventually tar the road. It would certainly ease traffic if the cars were able to go in both directions, what they are going to tend to do is turn out and go out the tarred road. It's about half way, this new road would be about at the curve or the middle of the street. One way is dirt, the other way is tar, most of the traffic is going to go tar and that is where the bridge is, what we were talking. You would see increased traffic in one direction.

Mr. Andrews: Alright, we'll take a look at those items. What I can tell you is that this is an ongoing process, we will be having another meeting. We're not going to close the hearing tonight. So if you want to put your name on a list we can notify you of the next scheduled hearing.

Discussed next meeting date to April 21, 2016 at 7:45 p.m.

Motion to suspend/continue to April 21, 2016 at 7:45 p.m.

MOTION: Mark Millias

SECOND: Bob Baker AIF

Permission given for Webby to talk to Silva Engineering

Motion to close the public hearing and resume the regular scheduled meeting.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

8:00 p.m. Site Plan Review: 450 Industrial Drive

Peter Fiore: Want to change the application from 550 to 450 Industrial Drive. Liddel is interested in one of lots, want more land to shoot across the road.

450 & 550 Industrial Dr. was approved for 2 buildings with 18 units. (not sure if lots were combined)

Advised to redo plans for the lot to be used for Tree Service business/storage. Site plan check list needs to be reviewed and filled out. (gave new form) Forwarded information from the building inspector regarding fire code and requirements.

Mr. Fiore and members reviewed and went over proposed plans.

Mr. Andrews: take check list and give us as much information, whatever applies, and full description, basically telling us what is going to be on the plan. So we can have paperwork to vote on that will coincide with the plan.

Asked to provide storage area (wood pile), gravel parking area, fencing (3' in from all sides), provide entrance and protection for road (asphalt apron) 40' radius for the trucks. Locked gate with a key for the fire department. 6' chain link fence.

Continue to April 7, at 7:50 pm.

General Discussions/Actions:

Two River Farm: request for the release of the cash surety of \$118,000+

Members discussed the final review report, loam and seeding to be done, addressed the hoods and waived the tree issue. M

Motion to release the assurance in the amount of \$118,000 or balance thereof to Brimms Distributing co.

MOTION: Mark Millis

SECOND: Rick Greeley

OPPOSED: Bob Baker motion passes 3 – 1

Release of covenant of Parcel "C":

Members discussed the parcel which is to be donated to the Division of Fisheries and Wildlife, back land of subdivision.

Motion to approve the release of covenant, Parcel "C" Plan book 49, page 628 property

MOTION: Rick Greeley

SECOND: Mark Millias AIF

Form H: Certificate of Performance of Two River Farm.

Motion to approve Form H, Certificate of Performance for Two River Farm, lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the remaining Parcel C.

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Discussion:

Autumn Lane: Notice sent out by Attorney Larry Mayo to the developers for a response

Meeting Minutes:

Motion to approve the Meeting Minutes of January 7, 2016

MOTION: Bob Baker

SECOND: Mark Millias AIF

Motion to accept the Meeting Minutes of March 3, 2016

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Bills:

Motion to pay bill to Plympton-Halifax Express in the amount of \$80.00 for advertising of Public Hearing of Palmer Mill Realty Trust: Jordiss Rain Estates Subdivision

MOTION: Mark Millias

SECOND: Rick Greeley AIF

Adjourn:

Motion to adjourn meeting.

MOTION: Mark Millias

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
