



## Halifax Planning Board Meeting Minutes May 19, 2016

A meeting of the Halifax Planning Board was held on Thursday, May 19, 2016, at 7:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

**Members Present:** Gordon Andrews  
Mark Millias  
Larry Belcher  
Karlis Skulte

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: Larry Belcher AIF

### **Welcome of newly elected board member, Karlis Skulte.**

Mr. Andrews and the Board members would like to welcome Karlis to the Planning Board.

### **Mr. Andrews asked for re-organization of members;**

Motion to appoint Gordon Andrews for Chairman

MOTION: Larry Belcher  
SECOND: Mark Millias AIF

Motion to appoint Larry Belcher as Vice-Chairman

MOTION: Mark Millias  
SECOND: Gordon Andrews AIF

Motion to appoint Mark Millias as Clerk

MOTION: Larry Belcher  
SECOND: Karlis Skulte AIF

### **Appointments:**

#### **7:30 p.m. Site Plan Review – 314 Plymouth St.**

Receipt of letter dated May 12, 2016 from BRCSM, for R&J, LLC and Halifax Country Club, LLC of 314 Plymouth Street Halifax, MA request to withdraw petition for Site Plan Review without prejudice. Mark Millias read letter of request into minutes.

Motion to accept request of withdrawal with out prejudice.

MOTION: Mark Millias  
SECOND: Karlis Skulte AIF

**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

**Bills:**

Motion to pay Silva Engineering invoice #17674 and 17675 for the total amount of\$437.50 for review of Heron Rd and Jordiss Rain Estates

MOTION: Mark Millias  
SECOND: Larry Belcher AIF

**Secretarial/updates;**

No response from Mr. Treannie regarding Autumn Ln, request of waiver. (8:00 appt.)

No update or receipt of "As-Built" for Heron Rd by Mr. Springer (8:15 appt.)

Brief discussion with Mr. Webby on the updates and responses from Silva Engineering regarding the changes to the drainage plan and flood plain issue. No update drainage report provided. Mr. Webby advised it was given a couple weeks ago with the revised plans to Silva Eng. But will make sure it gets to him.

Mr. Andrews asked what the update to the drainage was. Mr. Webby advised that there were additional test pits, with Mr. Silva present. The back drainage basin stayed the same, the one more forward, had to be raised up a little.

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

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

MOTION: Mark Millias  
SECOND: Karlis Skulte AIF

Mr. Webby; present: At our last meeting, we had dug some holes here, at the front and dug some holes at the rear. Witnessed by Larry Silva, this basin in the back stayed the same. This one here enlarged a little bit, we had to flatten it out. We couldn't have it as deep, and do have now and exit. We are going to abandon this driveway that goes into the house and going to put these people off the sub division, so they now have a driveway here and will get rid of this driveway. I was under the impression that we sent everything to Larry, I did get somewhat of an email, wasn't a letter, a memo that basically said that the only concern, that he thought wasn't addressed was the drainage basin being in the FEMA Zone. This is a FEMA's own line is right in here, and that's scaled off of the FEMA maps. There is not base flood elevations, so when there is no base flood elevations, we are allowed engineering wise, to calculate to our best efforts to what we think should be the elevation. That is actually the third step. The second step is that if the Town has a base flood, then we have to use the Towns. The Town does have one, but just off the site, and it's actually elevation 40. But it's not there, but it is just off us, just to the West, So what we did, Greg at the office, and they complied this off the MASS GIS plan, so that we show the complete watershed between Palmer Mill Rd and Franklin St.

There is an existing cranberry bog here, and there is also 3 fairways from the Halifax Country Club, and then there is a restriction here, there is a damn at the road. So basically there is no impediments, there's no

restrictions at all that would back up water from Palmer Mill Rd to Franklin St. What we know is we didn't get an elevation at this culvert here, but this is definitely less than 30. So we know there is at least 10 feet of difference between here and here. The backs of these fairways are at elevation 38 and 40, and these cranberry bogs are at 40 and 38. There is a reservoir here that was dug, old still right in the swamp. All that is water goes in, water goes out and that is at elevation 32. All by our calculations we think it should be closer, the Town's figure of 40, which is right in this area. Further, very seldom do you see a flood elevation go above the bordering vegetated wetlands. The highest, right in this area, the bordering vegetated wetlands does go up to around 41 ½. Further the construction of a basin or construction of anything in a FEMA zone is allowed. As long as you either build above, if your building a structure if you built it above the FEMA zone, (like Marshfield & Scituate) or if, what Larry is claiming, because we're digging a basin, we should be providing compensatory storage area. But we're digging a basin, we're not putting something on top. We're actually crating a hole. So we feel that, our engineers feel that no, we don't need to do compensatory storage, because we're basically adding. The only thing we may have to compensate for is the small 2 foot dike on the back edge. Easily that is digging this hole is going to be far greater volume than the back edge. It's our opinion that the FEMA zone elevation 40.

Mr. Andrews: What is the elevation of your basin?

Mr. Webby: bottom of the basin is 43, it's also, the bottom of the basin has to be 2 feet above the water table, that we observed under Storm Water Management.

Mr. Skulte: Are you going to be filing anything with FEMA for, so those lots aren't in the official FEMA flood plain designations?

Mr. Webby: Well we really have to worry about FEMA yet. FEMA is going to worry about these buildings.

Mr. Skulte: Right, and when you come in with those, is that part of what you're going to be doing?

Mr. Webby: Yes, right now we're just talking about the drainage basin. These homes on this side and the other side are going to be well beyond the scaled mapped area.

Mr. Skulte: I have a question on the maintenance, do you have a full O&M plan and everything you included in your original Storm Water Report on how the basins and all storm water is going to be maintained/

Mr. Webby: Yes, that is all in the report that was.

Mr. Skulte: Who is going to be responsible for that?

Mr. Webby: You

Mr. Skulte: The Town, for maintaining the basins and everything as well?

Mr. Andrews/Mr. Millias: After the Town accepts the road, yes.

Discussion between members on road maintenance by the town, drainage basins, removing sediment

Mr. Skulte: Well, no one maintains it in our neighborhood, probably a problem, town wide, it will work, but it slows down.

Mr. Andrews: That hasn't been accepted yet. You in Highland?

Mr. Millias: Part of the responsibility of the town

Mr. Webby: I don't see any abutters, I don't know what you want to do, wait another 2 weeks or wait for the letter. Wait for Larry to review this, basically that's the only new information that we've got.

Mr. Andrews: We don't have any other comments from the abutter either?

Secretary: No, all the past meetings have been their concern with the drainage and the flooding of the road.

Mr. Andrews: So basically what you proposed on the new plan was to change that basin out at the street?

Mr. Webby: Yes, we did a couple of things out there. Elevate a little bit in this area. When we did elevate that, we didn't want to create a dam in this direction, because I know this abutter had some water issues now. So we are creating a swale in here, so we don't create any back up of water that will get into our drainage system, and then go under the road and go into our retention basin and then ultimately go off.

There is quite a steep bank from here to the river, well over 10 feet. There is not going to be any water trapped in here. If anything we think that we will be de-watering the place.

Mr. Andrews: What's the elevation of Palmer Mill in front of you there? Right at the entrance of yours

Mr. Webby: The entrance of the roadway is 45.25

Mr. Andrews: And your road is coming in and starting right up at that point.

Mr. Webby: We're coming in at 1 3/4 %. The catch basins are right in this area. So its going to be a very gentle slope, I'd say less than 2% slope right here, and then a 2% slope to our high point. Low point again right here, a set of catch basins that go out to the drainage there, so the majority of the water is going to go out back, but to the west. The only water that these are going to be taking are the first 250 feet.

Mr. Andrews: But you won't be putting anything out onto Palmer Mill.

Mr. Webby: No, we will have our catch basins right there.

Mr. Andrews: In fact you might be taking something off of Palmer Mill right there.

Mr. Webby: That's what we think, we think its, because this is sloping both ways, we'll be taking in water.

Mr. Andrews: That is gravel at that point?

Mr. Webby: No, it's paved right to about here, and then its gravel, yes. There is some gravel here.

Mr. Andrews: OK.

Secretary gave comments to Chairman from the other Town Depts.

Mr. Andrews: Does anybody else have anything?

Mr. Skulte: Are you asking for any waivers from the regulations?

Mr. Webby: Yes, there is going to be a couple of waivers, (2) standard ones, the sidewalk on just one side, and I believe not to have granite curb all the way along. But we do have curbing granite at the radius points, then your 18 inch berms.

Secretary: did you actually submit a request of waivers?

Mr. Webby: I don't know if Greg did or not.

Secretary: I don't recall receiving anything.

Mr. Skulte: The street lights, are those just the individual house lampposts?

Mr. Webby: Yes, the contractor is going to give everyone the same posts. Wired to the house and come on automatically, date light or lack of daylight.

Mr. Skulte: and the dry wells, there is details for them, or is that just for roof areas.

Mr. Webby: This is a typical, these are for the roof areas, yes. We have one proposed for every house.

Mr. Skulte: Is there any reason you didn't sheet it to the detention basins?

Mr. Webby: well that way we can infiltrate it right at the house. It's a way of mitigating it, ultimately we are going to have to go to the Conservation Commission.

Mr. Skulte: Oh, is that so you can do it separately, with Conservation, and you wouldn't have to treat all as one.

Mr. Webby: We have to go to conservation for these three lots, and this one here. They're going to make us do it anyway, so we might as well do it for all.

Mr. Andrews: Did you see the comments back from Conservation

Mr. Webby: The Conservation, basically wanted to not, we did go to a hearing with them already. They basically continued until after your, what you decided to do, that way you can check the drainage.

Mr. Skulte: As far as the soils, is it all the same in the detention basin

Mr. Webby: Yes, it is very nice, it is a wonderful spot, plain sands all the lots have been perced and have been witnessed by the Board of Health. They are all 2 -3 minutes sands, high water table, but all ands.

Mr. Skulte: and you were able to get the 2 feet of separation per basins.

Mr. Webby: Yes, we have to meet title 5, 5 feet of separation. Storm water is 2, septic are all going to be 5. That's why you can see these little moundings at the houses, They are all going to be mounded.

Mr. Skulte: Do get the separation for the septic?

Mr. Webby: Yes

Mr. Andrews: Any other comments or questions?

Mr. Millias: I think we went over everything, we have all the comments from the abutters, it seems like everyone is happy with it.

Mr. Belcher: I think most of the concerns were Town based.

Mr. Webby: obviously we will provide the access in the back, providing this in the front. Our developer has approached these people and are willing to give them a fence for screening. That is the most.

Mr. Belcher: Or if you were going to pave the street or fix culvert/bridge.

Mr. Webby: I will get that to you the first of the week (waiver requests)

Mr. Andrews: come back the next meeting then.

Mr. Webby: Yes, that's fine. I'm pretty sure Silva will want to weigh in on this.

Mr. Andrews: Let's keep the hearing open until next meeting, and if anyone wants to come in the next hearing.

Continue to June 2<sup>nd</sup>, 7:45 p.m

Motion to continue the Public Hearing on June 2, at 7:45 and re open the regular Halifax Planning Board meeting

MOTION: Mark Millias

SECOND: Larry Belcher

AIF

**Discussion:**

Peter Annis, 4 Heron Rd., have a complaint with Springer. The final pavement, he has not done the driveway 1, 2 & 3 have gradual driveway, cape cod berm has been flatten out. Can drive comfortably, snow shovel easily. Left berm at end of 4, was hoping before accepting the road, releasing bond, see if he will fix the transition. Spoke with contractor, Mr. Annis was under impression that they would take care of it, but has not be corrected.

Mr. Andrews: we will definitely make sure he takes care of that before we release that.

Mr. Annis thanked the board for their time and consideration.

**Discussion:**

Mrs. Kim Roy (selectman) inquired about a "right of way" on the property of the "subdivision" proposal.

Mr. Millias advised that they developer is going to put a right of way (easement) at the back of the cul-de-sac for the property owner (Makepeace).

Mr. Belcher advised that the right of way will benefit him, he will almost have a driveway to his property.

Secretary; we should make sure we get that information, the release of (old) right of way (deed)and that they are changing it.

Mr. Andrews: Yes we need to address that before we give a final.

Mr. Skulte: So he's not actually getting a right of way, he's just getting an access easement, so he would never be able to develop or build off that street.

Mr. Millias: No, we've already discussed that. (doesn't have the frontage)

Mr. Andrews: (old one) Comes under ancient, he'll get it not from Palmer Mill, but from the end of the cul-de-sac instead.

Mr. Skulte: So he can't build off of it.

**Discussion:**

Continued with potential candidate for board member Jonathan Soroko. He would like to learn more about what he can and can't do with properties. To do something more in the communities, and finds it interesting to work with the town.

Mrs. Roy asked about classes for new members. Mr. Andrews advised they have classes couple times a year, sometimes at Bridgewater, Amherst, etc.

**Adjourn:**

Motion to adjourn meeting.

MOTION: Larry Belcher

SECOND: Mark Millias

AIF

It was unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

**Date Approved:** \_\_\_\_\_

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Terri Renaud  
Planning Board Secretary

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