

## Halifax Planning Board Meeting Minutes August 3, 2017

## **OFFICIAL**

A meeting of the Halifax Planning Board was held on Thursday, August 3, 2017, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Gordon Andrews, chairman; Mark Millias, clerk; Larry Belcher & Jonathan Soroko

Absent: Karlis Skulte

The meeting was called to order at 6:30 p.m. and the agenda was read into the minutes by Gordon Andrews

Motion to accept the agenda as read

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

## Discussion - Modification of Site Plan - 934 Plymouth St. - Halifax Mini Storage

Present: Richard Berry, Bob Pouliotte and Pat Carrara from PMP Associates

This is a modification of the site plan, which has been before the board several times. It started as a single building, due to restrictions for fire codes, they split it to two buildings. However, due to the financials for 2 buildings, and being more cost effective, they decided to go back to a single building. They have made the lowest level functional, with two stories above and one below.

Mr. Carrara then went thru the details of the plans. A huge basin out back and the proposed drain to get it back to what it was supposed to be for bottom area and side slopes. Add new catch basin in the parking lot, route that into a drain man hole and around with two man holes and back into basin. Drainage will function in the same manner as before. Calculations for the impervious lot coverage is still within the tolerance and below the allowed lot coverage.

Mr. Andrews asked where the current pavement ends. Mr. Carrara explained where it will go out, with 15' access ways around both sides. In the back was an outdoor storage approved from the original site plan, which will stay. They will build the new side slopes to the basin, crushed stone diaphragm trench and guardrail. The current condition of the basin now has overgrowth, will need to be cleaned out and restructured, and it will still be a 3 to 1 slope.

Mr. Millias stated that the side areas needed to be at least 20' (pavement) for emergency vehicles. Mr. Carrara stated that the last time they went thru this process the Fire Chief had no comments about the 15' width, and would have no need to go down the sides of the building. The new comments received asked for 25' of pavement. The new Fire Chief has concerns there is no access to the rear and limited access to the sides. He is requresting 25' as ladder truck needs 19' 6" to set up. Mr. Carrara advised that it should not be a problem. The sides are flat, hard pact gravel surface. They will contact the Fire Chief to see if gravel pavement is acceptable.

Mr. Andrews asked about the height of the building. Members reviewed the elevations, lower level is 10.8′, two stories above 10. 8′ and 12.6′, total of 23.2′. Total square footage will be 8,157.5. The lower level will

only have access from inside the building. No exterior access to the storage units, all levels will be climate controlled.

Mr. Soroko asked about the parking. Mr. Carrara explained that it is usually short term parking, large area in the back for any overflow as they generally do not have a lot of people. There is a total of about 150 storage units. There is only grade access, and no loading dock. Carts are provided at the door for loading or unloading.

Mr. Andrews asked what they are proposing for a wall against the back area(basin) Mr. Carrara stated it will be a full foundation wall. TOF of 68.5' lowest level is 56' and footing below that. Will be a 12' pour on top of footings, and back filled. Mr. Millias asked if it will act as a retaining wall and foundation. Mr. Carrara stated it will be and a 10" wall.

It was discussed that the drainage will go around the building instead of underneath a foundation. It will be more accessible. It was also asked if there was a restroom available and septic system. Existing septic system in the front of the lot (page 2) in the office building, The new building will not have any facilities, just the fire service connection. There will be one part-time employee. There is an automated gate. Page 2 shows the entire site, basin, proposed building, same features, existing buildings and drainage system. Proposed new location of 20 x 36 office building. The septic tank will be relocated per the Board of Health and tied back into the existing leaching system in front yard. Proposed Fire protection water system service on the side and connecting to Plymouth St. Spoke with the Water Dept. and DPW, The water department has no objections to the connection, DPW wants to jack the pipe up under the road, specifications on plan to get connection. Sheet 3 is all the details for catch basins, pre-cast main, pavement, trust blocks, cross section for the basins O & M plan. Remove all vegetation, in the basin to clean natural sand. Plan of septic has been approved by the Board of Health. Will have monolithic pavement 2" binder coarse and 1½" top. Existing office & bathroom is inside building A, will be abandoned, all will be tied into the new building, water service and bathroom for the new office. Main change is the fire protection water service and back to a single building. discussed to have the Knox Box available for the Fire Dept. in case of emergency. A manual override is on the inside. A man gate at the gate and the know box to provide a key to get access. They will contact the Fire Chief.

Motion to approve the Site Plan modification at the proposed storage facility at 934 Plymouth St., Halifax, pending any comments from the Fire Department and satisfying their requirements. Plan dated 6/20/2017

MOTION: Mark Millias
SECOND: Larry Belcher AIF

## **Secretarial**

Motion to approve meeting minutes of July 6, 2017

MOTION: Mark Millias

SECOND: Jonathan Soroko AIF

Motion to approve meeting minutes of July 20, 2017

MOTION: Larry Belcher

SECOND: Mark Millias AIF

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Members reviewed the report received from Merrill Assoc. in regards to Sherwood Dr. & Highland Cr. Chairman asked for secretary to look into the bond being held for Sherwood and how/if it ties into Highland. He advised he was out to the site recently and the development looks good.

Motion to adjourn meeting.		Larry Belcher Jonathan Soroko	AIF	
It was unanimously voted to	adjourn the	e meeting at 7:15 p.m.		
Respectfully submitted,		Date Approved:		
Terri Renaud Planning Board Secretary		<del></del>		