



**Halifax Planning Board
Meeting Minutes
August 16, 2018**

OFFICIAL

A meeting of the Halifax Planning Board was held on Thursday August 16, 2018, at 6:30 p.m. at the Halifax Town Hall, Meeting Room #1, 499 Plymouth Street, Halifax, Massachusetts.

Members Present: Mark Millias, Gordon Andrews, Jonathan Soroko **Absent:** Karlis Skulte, Larry Belcher

The meeting was called to order at 6:35 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

Bills:

Motion to pay Plymouth County Registry of Deeds for recording of members signatures for fiscal 2019 for \$77.00

MOTION: Jonathan Soroko
SECOND: Mark Millias AIF

Motion to pay bill to Plympton/Halifax Express for one-year subscription for \$25.00

MOTION: Jonathan Soroko
SECOND: Mark Millias AIF

Meeting Minutes:

Motion to approve meeting minutes for July 19, 2018

MOTION: Mark Millias
SECOND: Jonathan Soroko AIF

Members signed required signature page for Accountants office, and member signatures for official recording with the registry of deeds.

6:45 p.m. – Site Plan Review – River Street, lot 1B - Solar Array

Present: Evan Watson and Bob Grant, Prime Engineering

Mr. Watson spoke regarding the array, they have received approval of the Notice of Intent from the Conservation Commission. He advised of the minor changes to the plans, as requested by town departments and ZEO requested the flood plain line be marked more clearly. National Heritage agreed to their plans, it is NOT a take of the natural habitat and they have received a letter of approval and have a operations management plan in place for the habitat of the box turtles. Mr. Watson reviewed the plans with the members, a gate on the south side has been added, and the flood plain has been made clearer to view.

Existing conditions on the new plan dated 8/2/18. Added a double leaf gate, a gate at the fence and a bar access gate. They have fall protection in form of guard rail and rocks, along with delineators on the side of the

road. The fence will be lifted 6" (gap) to allow for access for the wildlife, (NHESP & Conservation) in addition the mowing of the grass will be minimum of a 10" height to avoid any danger to the turtles. Abutter Tom Zotos asked to see the plans. He stated he does see turtles on his property.

No screening has been proposed as this area is well screened with trees, etc.

Mr. Soroko asked if there will be any "High Voltage" signs placed at the fence. Mr. Watson said they will be on the equipment, "Dangerous Voltage" and "Keep Out" as per the electrical codes. It is controlled construction and each discipline will have an affidavit from an engineer. It was also advised that the equipment will have a pad lock. Mr. Millias asked if there will be any modifications due to this being a preliminary design. Mr. Watson stated that the equipment price due to technology advancing faster than permitting, and tariffs will dictate if any modifications will be needed. Depends on models available, may start with 380watt end up with 410 watt module, would build the more efficient one. However, the scope of the project will not change, only the equipment. Only would come back upon a major change.

Mr. Soroko asked about the batteries, panels and decommission. Would they have to be fully replaced? He doesn't want to see that nothing would be left in the field. Mr. Grant stated the panels last 20-30 years, they replace parts, but the longevity is good. Inverters, modules, wiring etc. Would fully replace. Who takes care Mr. Grant said he just design the infrastructure, but they would swap out, wiring replaces, modules. Failure rate is .005 within those years. They currently have a 30yr. warranty and produce 80% of the original modules, can be 50+ years. No one is sure what the full life is. They would be replaced and disposed of in a manner that is prescribed at the time, recycle. Mr. Soroko just wants to ensure that the panels, equipment does not get left behind and become the towns problem.

Motion to accept the plan of land, site plan of River St. on River Street, Map 117 lot 1B, drawn by Prime Engineering dated 8/2/2018 (no conditions were noted)

MOTION: Mark Millias

SECOND: Jonathan Soroko

AIF passes 3-0-0

Ongoing business: Updates:

Pasture Lane: Secretary advised that Mark Comeau, the new owner of the property/development. He has the cost completion provided by the review engineer for the road. Basically, wants to get the road completed, not put up a bond, then come in to have lot released then build on the lot. Members thought that to be a good idea at this time.

Members also discussed that Autumn Lane has not been completed. Highland Estates is completed, Sherwood Dr. developer has submitted an As-Built reviewed by board last year but has not been approved by the town (ATM). Have not heard from Ed Johnson for Highland. All houses are built out. Delia Way is also waiting, top coat is not done. Chairman asked to have letters sent.

Riders Way, two houses have been permitted, only a few inspections have been completed by the Building Inspector. Eight homes in the development.

42 Thompson St. Form A splitting of lot for Mr. Campbell has been resolved with the Assessors Office.

Ethics certification has to be completed by Mr. Andrews.

Industrial Hemp developer will be meeting will be Building Inspector.

Motion to adjourn by Mark Millias, seconded by Jonathan Soroko.

It was unanimously voted to adjourn the meeting at 8:22 p.m.

Respectfully submitted,

Date Approved: _____

Terri Renaud
Planning Board Secretary
