



Halifax Planning Board Meeting Minutes Thursday, March 21st, 2024

A meeting of the Halifax Planning Board was held on Thursday, March 21st, 2024, at 7:00pm in the Selectmen's Meeting Room Halifax Town Hall 499 Plymouth Street, Halifax, MA.

These minutes are an abstract of the Planning Board meeting held Thursday, March 21st, 2024, which are on file with the Planning Board Department and posted on the Town of Halifax website and Area58 Halifax's YouTube page.

Location: Selectmen's Meeting Room, Halifax Town Hall, 499 Plymouth St, Halifax, MA

Time: 7:00pm. **Requested by:** Planning Board

The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law

Members Present: Thomas Millias, Chair; Robert Gaynor, Vice-Chair; Amy Troup, Clerk; and Richard Merry, Member.

Members Absent: Brendon Elliot

Chair Millias calls the Halifax Planning Board meeting into session, states members present and read agenda into record.

MOTION to accept the agenda as read.

MOTION: Robert Gaynor

SECOND: Rick Merry

All in favor (4-0)

Action to be Taken:

- Approval letter for 650 Industrial Drive.
 - *Letter was signed by the Chairman, and affirmation is needed by the Board. Millias asks the Board to affirm the approval letter.*

MOTION to affirm and accept the signature of the letter as presented.

MOTION: Robert Gaynor

SECOND: Rick Merry

All in favor (4-0)

Appointments:

- *Continued - 24-SPR-241 -- 416R Plymouth Street;* Valdomiro Barbosa- Proposed shed manufacturing business.

- *The applicant is present at the meeting and has brought revised plans for the Board to review. There have been some recent changes made to the building, and the Board requested to see plans reflecting those changes. Millias states that he spoke to engineer Joe Webby regarding the new plans and informed him of what they were looking to have added to the previous Site Plan (doors, parking, etc.)*

Troup states that the owners of the building have added multiple doors to the front and side of the building and have also divided the (existing) church into other occupancies. She questions whether the parking as it is mapped out is sufficient to accommodate the new uses of the building, as parking is based off usage, not square footage.

Troup also states that she would suggest the updated Site Plan be sent out for Peer Review.

Millias disagrees.

Millias states that there are 4 designated parking spots at the rear of the building and that would be more than enough for the applicant and his employee(s). Gaynor notes that he sees 5 spots marked on the plans. Merry states that he does not see anything on the plans that would warrant a Peer Review.

The Board has a brief discussion about the history of the property.

Millias, Gaynor, and Merry state that they do not feel this project requires a Peer Review at this time, as this is an existing building with no major changes made.

MOTION to approve file # 24-SPR-241 as presented with the condition that the addition of doors as previously discussed will be added to the Site Plan, as well as a designation of one handicap parking spot within the 5 parking spaces allocated to this business (if required)

MOTION: Robert Gaynor

SECOND: Rick Merry

Millias calls for a roll call vote:

Merry- Yes

Gaynor- Yes

Troup- No

Millias- Yes

All in favor (3-1)

- **24-SPR-242 – 266 Monponsett Street-- JDE Civil Inc. for Thorndike Development. Site Plan Review for Proposed Senior Housing Development**
 - *President of Thorndike Development Lloyd Geisinger and Partner David Eastridge are present at the meeting to present the Site Plan to the Board. Geisinger gives a brief recap of what they are proposing/presenting this evening and what has gotten them to this point.*

Geisinger passes it over to Eastridge to present and take any questions from the Board/ members of the audience.

Gaynor asks for clarification on the number of stories these buildings will be. He states that there has been a lot of misinformation circulating, and he would like to confirm that there will only be three (3) stories, rather than four (4).

Eastridge confirms.

Sidewalks are discussed. Eastridge shows the Board where the sidewalks are set to be located on the images they have displayed.

Eastridge takes questions from the audience.

The Board engages in a brief discussion with Geisinger and Eldridge. It has been decided that a Peer Review Engineer needs to be selected. Troup suggests they use Outback Engineering out of Middleboro. The other members agree that Pat Brennan of PGB Engineering would be an excellent candidate, as he is thorough and has worked with the Town of Halifax many times in the past with no issue. Geisinger adds that they are comfortable using Pat Brennan for the Peer Review.

MOTION to retain Pat Brennan of PGB Engineering as the Peer Review Engineer for Site Plan 24-SPR-242- 266 Monponsett Street

MOTION: Robert Gaynor

SECOND: Rick Merry

Gaynor requests a roll call vote. Millias accepts.

Merry- Yes

Gaynor- Yes

Troup- No

Millias- Yes

All in favor (3-1)

The Board moves on to discuss a figure to start the Revolving Account at.

An initial suggestion of \$3,000.00 is made. Troup states that she believes it will cost more than \$3,000.00 and would like to start the account at \$10,000.00. Millias feels that is too high and would like to start at \$5,000.00 instead. He asks Geisinger if they would be able to accommodate that amount.

Geisinger states that they are happy to give the \$5,000.00, however, if more money is needed as time goes on, they are happy to supplement those funds immediately.

MOTION to start the Revolving Account for 24-SPR-242 in the amount of \$5,000.00 based off an estimate by PGB Engineering, with the understanding that if more funds are required, Thorndike will provide them upon notification.

MOTION: Robert Gaynor

SECOND: Amy Troup

All in favor (4-0)

The Board has decided to continue the hearing to the April 18th meeting with acceptance from Thorndike Development. It is agreed that if more time is necessary, it will be moved to the meeting of May 2nd.

- **24-A-243 – 265 Monponsett Street** – JDE Civil Inc. for Thorndike Development. Form A Application
 - *An engineer from JDE Civil Inc. is present to present the Form A Application for 265 Monponsett Street. He explains to the Board that they are looking to carve out a small parcel of land for the construction of the new pickle ball courts, as well as one for the construction of the Senior Center.*

MOTION to approve the Form A Application for 24-A-243

MOTION: Rick Merry

SECOND: Robert Gaynor

Millias initiates a roll call vote:

Merry- Yes

Gaynor- Yes

Troup- Yes

Millias- Yes

All in favor (4-0)

Meeting Minutes:

- March 7th, 2024

MOTION to approve the meeting minutes of March 7th as written.

MOTION: Amy Troup

SECOND: Robert Gaynor

All in favor (4-0)

Mail/Correspondence:

- Pembroke Planning Board- Site Plan Public Hearing Notice
- Bridgewater Planning Board- Special Permit decision

- Middleboro Planning Board- Notice of Public Hearing
 - *Millias reads correspondence into record.*

Adjournment:

MOTION to adjourn.

MOTION: Amy Troup

SECOND: Robert Gaynor

All in favor (4-0)

Next scheduled meeting: April 4th, 2024

Documents:

1. Agenda 03/21/24
2. Approval Letter for 650 Industrial Drive
3. Application file for 416R Plymouth Street
4. Application file for 265-266 Monponsett Street
5. March 7th Meeting Minutes
6. Pembroke Planning Board- Site Plan Public Hearing Notice
7. Bridgewater Planning Board- Special Permit decision
8. Middleboro Planning Board- Notice of Public Hearing

Respectfully typed and submitted by: Danielle Akeke

Date Submitted: 04/04/24.



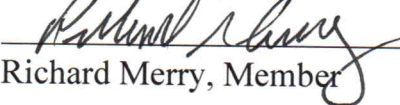
Thomas Millias, Chair

Robert Gaynor, Vice-Chair



Amy Troup, Clerk

Brendon Elliott, Member



Richard Merry, Member

The Halifax Planning Board