

April 2, 2024

Meeting opened: 7:30pm

Members Present: Richard Beauregard, Chair; Mona Bissany; Rachel Jackson, Clerk; Stephan Schaub;

Also Present: Michelle Coleman, owner of 17 Woodard Rd; Abutters of 17 Woodard Rd, Zak & Tina Gilletti, 13 North St Cir, Kathy Walsh, 11 North St Cir, Sarah Pratt, 19 North St Cir.

Member Absent: Danielle Munro; Brenda Healy; Jeffrey Rosenspan

### Approval of Minutes from March 19, 2024 Board of Health meeting

**MOTION:** Made by Mona Bissany that the Board of Health approves the minutes as amended. Seconded by Rachel Jackson.

**VOTE:** 4-0-0 UNANIMOUS.

### Animal Permit-17 Woodard Rd

#### **Documents/Exhibits**

The Board of Health reviewed an animal permit application to house 6 chickens at 17 Woodard Rd. Animal Inspector Briana Hernandez approved the inspection of the property.

**MOTION:** Made by Richard Beauregard that the Board of Health approves the request for an animal permit. The applicant was advised by the BOH to contact the Health Department to arrange another inspection by the animal inspector once the coop is installed. Seconded by Rachel Jackson.

**VOTE:** 3-0-1

### Lifeguard Variance-Swan Pond

#### **Documents/Exhibits**

The Board reviewed a lifeguard variance request submitted by Heidi Valle, Property Manager for Swan Pond. The variance is requesting that Swan Pond be permitted to not have a lifeguard at their upper pool.

**MOTION:** Made by Mona Bissany that the Board of Health grants the variance with the following conditions:

- This variance expires at the end of this pool season.
- You must provide the appropriate safety and first aid equipment.
- You must post warning signs in a conspicuous location to include:
  - WARNING- NO LIFEGUARD ON DUTY.
  - CHILDREN UNDER THE AGE OF 16 SHALL NOT USE THIS POOL.
  - ADULTS SHOULD NOT SWIM ALONE.
  - NO ALCOHOL SHALL BE PERMITTED IN THE POOL AREA.
  - NO PERSONS CONSUMING ALCOHOL SHALL BE ALLOWED TO SWIM.
- You must give the Board of Health a written agreement to indemnify (enclosed) and hold harmless the Town and individual members of the Board of Health from claims for any incident or accident in the pool area shall be made with the Board of Health and signed by the operator of the pool, a trustee or Agent thereof.
- You must pass an opening inspection.
- At least one AED must be maintained in close proximity to the pool in the pool area.
- Someone on staff and present at the pool is CPR, first aid, and AED certified during all hours that the pool is open.

Seconded by Stephan Schaub.

**VOTE:** 4-0-0 UNANIMOUS.

### Lifeguard Variance- Fairfield Inn

#### **Documents/Exhibits**

The Board reviewed a lifeguard variance submitted by Michelle Lloret, representative for Fairfield Inn. The variance is requesting that the pool at the Fairfield Inn be permitted to have no lifeguards during pool hours.

**MOTION:** Made by Mona Bissany that the Board of Health grants the variance with the following conditions:

- You must give the Board of Health a written agreement to indemnify and hold harmless the Town and individual members of the Board of Health from claims for any incident or accident in the pool area. The Walpole Board of Health must be named in the indemnification agreement.
- Post warning signs in a conspicuous location that include:
  - WARNING- NO LIFEGUARD ON DUTY.
  - CHILDREN UNDER THE AGE OF 16 SHALL NOT USE THIS POOL WITHOUT AN ADULT BEING PRESENT
  - ADULTS SHOULD NOT SWIM ALONE.
  - NO ALCOHOL SHALL BE PERMITTED IN THE POOL AREA.
  - NO PERSONS CONSUMING ALCOHOL SHALL BE ALLOWED TO SWIM.
- In addition to the full time chief engineer who will also be a Certified Pool Operator, S&H Hospitality will engage the services of an outside CPO contractor to monitor pool chemicals and pool regulations during those times when the chief engineer is not on duty.
- At least one AED be obtained and maintained in close proximity to the pool in the pool area.
- All of the front desk staff is trained in emergency response procedures relative to what they may need to do should there be an emergency situation in the pool area. (e.g. responding to the telephone in pool area)
- Guests using the pool will obtain a pool keycard at the front desk in order to enter the pool area and for the pool bathing load to be monitored during hours of operation.
- Someone on staff and present at Fairfield Inn, 630 Boston Providence Highway, is CPR, first aid, and AED Certified during all hours the pool is open.
- You must pass an opening inspection.

Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS.

### Planning Board-request for comment- Alsarabi Estates- Revised Definitive Subdivision

#### Documents/Exhibits

The Planning Board is requesting comments on the revised plan of a Definitive Subdivision. The site is currently developed as a single-family dwelling. The existing driveway will be extended and converted into a private road for three additional dwelling units. The project will include work associated with the construction of the dwellings, including driveways, utilities, storm-water management systems, and landscaping. The revisions involve reconfiguring the cul-de-sac and lots.

The proposed lots would utilize town water and have on-site waste disposal systems. Soil tests were completed by engineer Dan Merrikin and witnessed by Melissa Ranieri on June 19, 2018 and June 26, 2018. A portion of all 3 newly proposed lots are located within the 100' buffer zone with portions of the lots also being located within the 25' buffer zone.

**MOTION:** Made by Mona Bissany that the Board of Health reiterates comments made at the January 19, 2021 meeting. The comments stated that the BOH is opposed to new construction within the wetlands and they have a long-standing stance on protecting the wetlands and water sources as well as protecting residents from human vector borne illnesses. If this project is approved, the Board urges the applicant, as well as the future homeowner(s), to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments. Institute regular cleaning of gutters and provide proper grading of buffer zone areas in order to prevent low points that draw and hold water. The applicant must also address trash and recycling pickup. In addition, the applicant would be required to submit individual septic plans for each lot to the Health Department for review. Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS.

**MOTION TO ADJOURN:** Made by Richard Beauregard. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Meeting closed at 8:09pm