

January 16, 2024

Meeting opened: 7:30pm

Members Present: Richard Beauregard, Chair; Mona Bissany; Rachel Jackson, Clerk; Danielle Munro; Jeffrey Rosenspan

Members Absent: Brenda Healy; Stephan Schaub

Septic Variance Request- 528 Elm Rd

Documents/Exhibits

The Board reviewed a variance request submitted by John Glossa from Glossa Engineering requesting a local upgrade approval for 528 Elm Road.

MOTION: Made by Mona Bissany that the Board of Health grants the variance request. Seconded by Rachel Jackson.

VOTE: 3-0-0 UNANIMOUS.

Planning Board-request for comment- Preliminary Subdivision-397 Elm Street

Documents/Exhibits

The Planning Board is requesting comments on a Preliminary Subdivision Plan for the above referenced address. The proposed project consists of the demolition of an existing house and the construction of a roadway to provide access for three proposed house lots. The houses will be served by on-site septic systems and private wells. The proposed construction is located within the 100' buffer zone. The Health Department recommends that adequate street lighting be provided for safety. The Health Department would require that prior to construction plans for the on-site septic systems and wells are submitted to the Health Department for approval.

MOTION: Made by Mona Bissany that the Board of Health is not in favor of new construction within the wetlands and has 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 to 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 Board also recommends that adequate street lighting be provided for safety. In addition, the board reminds the applicant to submit septic construction and well installation plans to the Health Department for review. Seconded by Rachel Jackson.

VOTE: 3-0-0 UNANIMOUS

Planning Board-request for comment- Site Plan Approval-241 Norfolk Street

Documents/Exhibits

The Planning Board is requesting comments on a Site Plan Approval for the above referenced address. The proposed project includes the construction of a new warehouse building along with appurtenant driveways, parking areas, landscape areas, utility systems, storm-water management systems. The project will utilize town water and town sewer.

MOTION: Made by Richard Beauregard that the Board of Health is not in favor of new construction within the wetlands and has 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 to adopt the standard best practices for mosquito mitigation and to 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 Board also reminds the applicant that commercial or industrial establishments, which store, transport, use, handle, or otherwise manage hazardous materials totaling more than fifty (50) gallons liquid volume or twenty-five (25) pounds dry weight must register with the Walpole Board of Health. Seconded by Mona Bissany.

VOTE: 3-0-0 UNANIMOUS.

Planning Board-request for comment- Site Plan Approval- League School of Boston

Documents/Exhibits

The Planning Board is requesting comments on a site plan for the construction of a new educational building for the League School of Greater Boston. The project includes a new building of approximately 19, 720 SF along with associated utilities. The proposed plan also includes the demolition of the existing building. The proposed project will utilize town water and town sewer. The Board of Health last saw this project at its October 3, 2023 BOH meeting and voted unanimously that the Board has no comments at this time. The revised plan includes minor changes to the labeling and notes on the plan and an additional fire truck turning study.

MOTION: Made by Richard Beauregard that the Board of Health has no comments. Seconded by Mona Bissany.

Vote: 3-0-0 UNANIMOUS.

MOTION TO ADJOURN: Made by Richard Beauregard. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

Meeting closed at 7:45pm