

March 5, 2024

Meeting opened: 7:30pm

Members Present: Richard Beauregard, Chair; Mona Bissany; Rachel Jackson, Clerk; Stephan Schaub; Brenda Healy; Jeffrey Rosenspan

Also Present: Jeff Smith, representative/trustee for Royal Crest

Member Absent: Danielle Munro

### Approval of Minutes from January 2, 2024 Board of Health meeting

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

**VOTE:** 3-0-1

### Approval of Minutes from January 16, 2024 Board of Health meeting

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

**VOTE:** 3-0-2

### Lifeguard Variance-Town Pools

#### **Documents/Exhibits**

The Board reviewed a lifeguard variance request submitted by Cheryl Cavanaugh, Aquatics Director for the Town of Walpole. The variance is requesting that the Recreation Department be permitted to staff the town pools with lifeguards 16 years of age.

**MOTION:** Made by Mona Bissany that the BOH grants the variance. Seconded by Stephan Schaub.

**VOTE:** 4-0-1 UNANIMOUS.

### Lifeguard Variance- Royal Crest

#### **Documents/Exhibits**

The Board reviewed a lifeguard variance submitted by Jeffrey Smith, representative for Royal Crest. The variance is requesting that the pool at Royal Crest be permitted to have no lifeguards during pool hours.

This item will be brought before the Board later after the applicant has acquired more information.

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

#### **Documents/Exhibits**

The Planning Board is requesting comments on the revised plans for a Definitive 24-Lot Subdivision Plan. The property is located along the northerly side of Lincoln Road and off the end of Deerfield Drive and consists of 28.8 acres of undeveloped woodland near the Norfolk Town line. The property would be divided into twenty-four (24) single-family house lots. A few of the lots are within the 100' vegetated wetlands buffer zone but no construction will happen within the 100' buffer zone. The lots would be on town water and will have onsite sewage disposal systems. The revisions to the plan include altering the proposed grading of the proposed streets.

The Board of Health last saw this project from the Planning Board as a Definitive Subdivision Refile at their October 5, 2021 meeting. The Board voted that they approved the plan and wanted to remind the applicant to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments, as well as instituting regular cleaning of gutters. In addition, the BOH wanted the applicant to be made aware that since the proposed twenty-four single-family homes will each have an onsite septic system, soil testing will need to be conducted and they must obtain septic plan approval from the Health Department.

**MOTION:** Made by Richard Beauregard that the Board of Health reiterates comments made at the October 5, 2023 meeting. The comments stated that the Board approved the plan and wanted to remind the applicant to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments, as well as instituting regular cleaning of gutters. In addition, the BOH wanted the applicant to be made aware that since the proposed twenty-four single-family homes will

each have an onsite septic system, soil testing will need to be conducted and they must obtain septic plan approval from the Health Department. Seconded by Mona Bissany.

VOTE: 5-0-0 UNANIMOUS.

### Zoning Board of Appeals-request for comment- Special Permit-7 Brook Lane

#### **Documents/Exhibits**

The Zoning Board of Appeals is requesting comments on a special permit application for the above referenced address. The proposed development calls for the construction of 15 detached, single-family condominium homes. The proposed construction is located within the 100' buffer zone. The proposed development would utilize Town water and Town sewer. The Health Department recommends that sidewalks be provided to promote a safe environment. The Health Department also recommends that separate containers for both trash and recycling be provided for residents in compliance with the Massachusetts Waste Ban.

**MOTION:** Made by Mona Bissany 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. In addition, the Board recommends sidewalks to promote a safe environment as well as providing separate containers for trash and recycling for residents in compliance with the Massachusetts waste ban. Seconded by Brenda Healy.

Vote: 5-0-0 UNANIMOUS.

**MOTION TO ADJOURN:** Made by Richard Beauregard. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Meeting closed at 8:10pm