

July 14, 2015

Meeting Opened: 7:33 P.M., Room 112, Town Hall
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringhurst; Richard Beaugard; Mona Bissany
Other Present: John Glossa, P.E. – Title V Variance 11 Cypress

MOTION: made by Richard Bringhurst that the Board of Health approve the minutes of the June 9, 2015 meeting as amended. Seconded by Carol Johnson. VOTE: 4-0-1.
4 – in favor – William Morris, Carol Johnson, Richard Bringhurst, Mona Bissany
1 – abstained – Richard Beaugard

Septic Variance – 11 Cypress Lane:

Documents/Exhibits – Glossa Engineering variance request dated 7/6/15 & Proposed Septic Design Plan (on file Health Dept.).

John Glossa, P.E., addressed the Board of Health regarding the septic variance request for a septic upgrade of a failed septic system at 11 Cypress Lane.

MOTION: made by Richard Bringhurst that with respect to the request for local upgrade approval for the failed septic system at 11 Cypress Lane, the Board of Health grants the request with the following septic variances: 310 CMR 15.221 – Minimum setback distances – allow the soil absorption system to be less than 10 feet (5 ft.) from a street line; 310 CMR 15.104 and 105 – Percolation Testing – allowing the soil absorption system to be designed and installed with one percolation test and one sieve analysis as allowed by DEP policy. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Request for Determination – 333 Coney Street:

Documents/Exhibits – Request for Determination (on file Conservation Commission); Deputy Health Agent’s summary.

No action taken, decision previously made by the Conservation Commission at their June 25, 2015 meeting.

Request for Determination – 8 Heather Lane:

Documents/Exhibits – Request for Determination (on file Conservation Commission); Deputy Health Agent’s summary.

The Board of Health reviewed for comment an application asking the Conservation Commission to determine whether the delineated areas at 8 Heather Lane are properly flagged and subject to the Wetland Protection Act.

MOTION: made by William Morris that the Board of Health’s only comment regarding the Request for Determination – 8 Heather Lane, is that upon completion of the sewer connection the appropriate septic abandonment form is filed with the Health Department. Seconded by Carol Johnson. VOTE: 4-0-1.

4 – in favor – William Morris, Carol Johnson, Richard Beaugard, Mona Bissany
1 – abstained – Richard Bringhurst

Request for Determination – Lot 5 Hollowdale Lane:

Documents/Exhibits – Request for Determination (on file Conservation Commission); Deputy Health Agent’s summary.

The Board of Health reviewed for comment an application asking the Conservation Commission to determine if delineated areas at Lot 5 Hollowdale Lane are properly flagged and subject to the Wetland Protection Act.

MOTION: made by Carol Johnson that regarding the Request for Determination – Lot 5 Hollowdale Lane, the Health Board has no comment. Seconded by Richard Bringham. **VOTE: 5-0-0 UNANIMOUS.**

Notice of Intent – 305 Elm Street:

Documents/Exhibits – Notice of Intent (on file Conservation Commission); Deputy Health Agent’s summary.

No action taken, decision previously made by the Conservation Commission at their June 25, 2015 meeting.

Notice of Intent – Parcel A North Street:

Documents/Exhibits – Notice of Intent (on file Conservation Commission); Deputy Health Agent’s summary.

John Glossa addressed the Board of Health regarding the Notice of Intent – Parcel A North Street, to construct a natural gas pipeline and municipal water main to serve approximately 41 new house lots. A portion of the work will temporarily disturb wetland areas.

MOTION: made by William Morris that the Board of Health’s comment to the Conservation Commission regarding the Notice of Intent- Parcel A North Street is that the Board would urge the applicant not to disturb any of the wetlands during the construction and installation of the gas main and water main through this project. Seconded by Carol Johnson. **VOTE 5-0-0 UNANIMOUS.**

Variance Modification Request – 44 Bubbling Brook Road:

Documents/Exhibits – Variance Modification Request (on file Zoning Board of Appeals); Deputy Health Agent’s summary.

The Board of Health reviewed for comment the request to modify a variance condition in order to better clarify the number of buildable lots on 13.75 acres located at 44 Bubbling Brook Road.

MOTION: made by Mona Bissany that regarding the request for comment from the Zoning Board of Appeals regarding the Variance Modification Request – 44 Bubbling Brook Road, the Board of Health would like to reiterate prior comments made that we are opposed to dividing the current lot into 3 buildable lots because of the impact it would have on the wetland area and the construction within the 100 foot buffer zone. Seconded by Richard Beauregard. **VOTE: 5-0-0 UNANIMOUS.**

Special Permit – 11 Trafalgar Lane:

Documents/Exhibits – Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent’s summary.

The Board of Health reviewed for comment the Special Permit Application – 11 Trafalgar Lane to increase impervious cover associated with the expansion of an existing single family home.

MOTION: made by Richard Beauregard that regarding the Special Permit Application – 11 Trafalgar Lane the Board of Health reiterates comments previously made to the Conservation Commission requesting that the existing septic system is located and flagged for safety purposes during construction. Seconded by Richard Bringham. **VOTE: 5-0-0 UNANIMOUS.**

Special Permit & Variance Request – 25 Oak Street:

Documents/Exhibits – Special Permit & Variance Request Applications (on file Zoning Board of Appeals); Deputy Health Agent’s summary.

The Board of Health reviewed for comment the Special Permit and Variance Request Applications to convert an existing single family home into a two family home. The property is serviced by town water and an on-site septic system.

MOTION: made by Mona Bissany that the Board of Health's comments to the Zoning Board of Appeals are that the Board is concerned about the existing septic system which will need to be upgraded to accommodate the additional bedrooms, or connect to town sewer.

DISCUSSION: Carol Johnson added that if the property is connected to town sewer that a septic abandonment form is filed with the Health Department.

Seconded by Richard Beauregard. VOTE: 5-0-0 UNANIMOUS.

Lifeguard Variance-LA Fitness:

Documents/Exhibits – Lifeguard Variance application (on file Health Dept.).

The Board of Health reviewed the lifeguard variance request for LA Fitness.

MOTION: made by William Morris to grant LA Fitness a lifeguard variance provided a CPO (Certified Pool Operator) is available on site at all times the pool is open, warning signs are posted around the pool, children under the age of 16 shall not use the pool without the supervision of an adult, barriers are placed in the pool area to prevent pool access during routine maintenance and repair and that a standard indemnification agreement with the Town of Walpole Board of Health is submitted. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

Correspondence:

Reorganization of Planning Board & Conservation Commission

EPA Superfund Site Update

The Arc – Invitation

MOTION: made by Carol Johnson to adjourn. Seconded Mona Bissany. VOTE: 4-0-0 UNANIMOUS. Meeting Closed 8:10 P.M.