

September 8, 2015

Meeting Opened: 7:30 P.M., Room 112, Town Hall  
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringhurst; Mona Bissany  
Members Absent: Richard Beauregard  
Others Present: Paresh Patel, Patil Bhikhabhai, Express Mart; Elias Ibrahim, C. Scott's – Tobacco Compliance Violation  
Don Seaberg, P.E. – 131 Bruce Road

**MOTION:** made by Carol Johnson that the Board of Health accept the minutes of the August 11, 2015 with the minor corrections made. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Tobacco Control Violation – Express Mart, 395 High Plan Street:

**Documents/Exhibits – Notice to appear dated 8/18/15; tobacco compliance check form dated 8/15/15.**

Deputy Health Agent, Melissa Marinelli confirmed that the violation fine has been paid and the two day tobacco sales suspension completed. Store Owner, Paresh Patel apologized to the Board for the tobacco sale violation and said that the person that made the sale was given a warning and told that if a second violation is made they will be suspended from work. Mr. Patel said that his employees have reviewed the “We Card” on line course and agreed to post a sign stating that customer ID’s are required in order to purchase tobacco products. Mr. Morris thanked Mr. Patel for recognizing the seriousness of the violation and the steps he has taken to be in compliance with Walpole’s Tobacco Regulations. Mr. Morris said that the Board of Health takes tobacco sale compliance very seriously and does not want to see him again because of a second violation.

Tobacco Control Violation – C. Scott’s:

**Documents/Exhibits – Notice to appear dated 8/18/15; tobacco compliance check form dated 8/15/15.**

Deputy Health Agent, Melissa Marinelli confirmed that the violation fine has been paid and the two day tobacco sales suspension completed. Store Owner, Ellias Ibrahim apologized to the Board for the tobacco sale violation and said that the employee that made the sale paid the fine (\$200) personally and was spoken to about requiring an ID. Mr. Ibrahim said that he now reminds employees daily about the importance of compliance and checking an ID before a tobacco sale. Mr. Ibrahim also said that he has also installed an ID scanner at the store’s register. Mr. Morris thanked Mr. Ibrahim for his actions and for recognizing the seriousness of the violation. Mr. Morris said that the Board of Health takes tobacco sale compliance very seriously and does not want to see him again before the Board because of a second offense.

Septic Variance – 131 Bruce Road:

**Documents/Exhibits – Glossa Engineering variance request dated 8/28/15 & Proposed Septic Design Plan (on file Health Dept.).**

Don Seaberg, P.E., addressed the Board of Health regarding the septic variance request for a septic upgrade of a failed septic system at 131 Bruce Road.

**MOTION:** made by Richard Bringhurst that with respect to the request for local upgrade approval for the failed septic system at 131 Bruce Road, the Board of Health grants the

request with the following septic variance: 310 CMR 15.104 and 105 – Percolation Testing – allowing the soil absorption system to be designed and installed without a perc test (sieve analysis) as allowed by DEP policy. Seconded by Carol Johnson. VOTE: 4-0-0 UNANIMOUS.

Site Plan Approval & Special Permit – 164 Pine Street :

**Documents/Exhibits – Site Plan Approval & Special Permit (on file Planning Board); Deputy Health Agent’s summary.**

The Board of Health reviewed for comment Site Plan Approval & Special Permit Application – 164 Pine Street, Meadow Brook Realty Trust, to construct fifteen buildings each consisting of two duplex style units (30 units total), with associated utilities, drives/parking and sidewalks, on 11 plus acres located at 164 Pine Street.

**MOTION:** made by Mona Bissany that the Board of Health reiterates comments stated at previous meetings, as we were unable to identify street lights and trash and recycling storage areas on the plan, that for health as well as safety purposes, street lights need to be included on the plan and that the designated area for trash and recycling collection needs to be indicated on the plan. Seconded by Carol Johnson. VOTE: 4-0-0 UNANIMOUS.

Site Plan Approval Off Norfolk Street, Dynamic Energy Solutions :

**Documents/Exhibits – Site Plan Approval (on file Planning Board); Deputy Health Agent’s summary.**

The Board of Health reviewed for comment Site Plan Approval – Off Norfolk Street (access from Merchant’s Way), to construct approximately 7,585 ground mounted solar panels supported on ballasted racking assemblies on 8 acres of land.

**MOTION:** made by Carol Johnson that the Health Board’s comment to the Planning Board regarding Site Plan Approval, Dynamic Energy Solutions, is that we have no concerns with this plan. Seconded by Richard Bringham. VOTE: 4-0-0 UNANIMOUS.

Definitive Subdivision Plan – 6 Lot Subdivision 50 - 54 High Street:

**Documents/Exhibits-Definitive Subdivision Plan (on file Planning Board); Deputy Health Agent’s summary.**

The Board of Health reviewed for comment a Definite Subdivision Plan to subdivide an existing single lot into 6 single family house lots.

**MOTION:** made by William Morris that the Board of Health’s comments to the Planning Board regarding the Definitive Subdivision Plan – 50-54 High Street are that the Board is pleased to see on the plan sidewalks we requested in previous comments, but would like clarification on the location of street lighting, also requested, as that does not seem to be indicated on the definitive subdivision plan as submitted. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Open Space Residential Development – 30 Lots between Fisher & North Street:

**Documents/Exhibits-Open Space Residential Development Plan (on file Planning Board); Deputy Health Agent’s summary.**

The board of Health reviewed for comment the 30 Lot Open Space Residential Development Plan, Roscommon, located between Fisher Street & North Street.

**MOTION:** made by Mona Bissany that the Board of Health reiterates comments previously made to the Planning Board regarding the Open Space Residential Development off North Street that the Board is concerned whether the requested 24 foot wide roadway is sufficiently wide enough for trash and recycling vehicles to travel on, that sidewalks are included on the plan to promote healthy outdoor activities, and if private individual lighting for the streets is approved they are required to remain on from dusk until dawn. Seconded by Richard Bringham. VOTE: 4-0-0 UNANIMOUS.

Land Disturbance Permit – Boston Providence Highway:

**Documents/Exhibits – Land Disturbance Permit (on file Conservation Commission); Deputy Health Agent’s summary.**

The Board of Health reviewed for comment the Land Disturbance Permit – Boston Providence Highway, to construct a Hilton Hotel on 5.0 acres between the existing Hess Gas Station and the Foxboro Town Line.

**MOTION:** made by Carol Johnson that regarding the Conservation Commission’s request for comment on the Land Disturbance Permit – Boston Providence Highway the Health Board has no concerns at this time. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Abbreviated Notice Resource Delineation – Lots 6, 55-60, 85-86 Renmar Avenue:

**Documents/Exhibits – Abbreviated Notice Resource Delineation (on file Conservation Commission); Deputy Health Agent’s summary.**

The Board of Health reviewed the Abbreviated Notice Resource Area Delineation – Renmar Avenue, Bristol Brothers Development, requesting the Conservation Commission to determine the boundaries of the wetland resource areas within the 54 acres.

**MOTION:** Made by Carol Johnson that the Health Board’s comment to the Conservation Commission regarding the Abbreviated Notice Resource Area Delineation - Renmar Avenue that as a preliminary determination of wetland resource areas, before Bristol Brothers Development comes before the Board again, the Board approves the application. Seconded by Richard Bringhurst . VOTE: 4-0-0 UNANIMOUS.

Zoning Board of Appeals Variance – 321 East Street:

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

The Board of Health reviewed for comment the Zoning Variance Request – 321 East Street, to allow the construction of an accessory building, a garage, to be 40% greater than the gross floor area of the principal structure, the existing house.

**MOTION:** made by William Morris that regarding the Zoning Variance Application – 321 East Street the Board of Health’s comments to the Zoning Board of Appeals are that the Board has concerns that the size of the proposed structure would indicate the ability to potentially store more vehicles, fuels, oils, chemicals, etcetera, and would want to be sure any such storage is done appropriately with proper double walled construction if there are significant quantities of such chemicals and oils. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

New Business:

Coalition for Alcohol and Drug Awareness:

Deputy Health Agent, Melissa Marinelli updated the Board of Health about Family Fun Cycle & Recycle Day, September 19<sup>th</sup>, Walpole High School, sponsored by the Walpole Coalition for Alcohol and Drug Awareness and the Walpole Junior Women’s Club.

Medical Reserve Corps:

Ms. Chapell updated the Board of Health about the local emergency preparedness informational presentation, September 29, 2015, 7:00 PM, Community Room, Walpole Public Library.

**MOTION:** made by William Morris to adjourn. Seconded Richard Bringhurst. VOTE: 4-0-0 UNANIMOUS. Meeting Closed 8:15 P.M.