

April 17, 2018

Meeting Opened: 7:30 P.M.
Members Present: William Morris, Chairman; Richard Bringham (7:36); Richard Beauregard; Mona Bissany; Stephan Schaub; Katherine Barrett
Members Absent: Carol Johnson

Others Present: Beth Scherer, Jiten Hotel Management
North Street residents

MOTION: made by Mona Bissany that the Board of Health accept the minutes of the April 3, 2018 meeting as amended. Seconded by Richard Beauregard. VOTE: 3-0-0 UNANIMOUS.

On behalf of the Board of Health William Morris warmly welcomed newly appointed Associate Member, Katherine Barrett and thanked her for her commitment to the residents of Walpole through public service.

Notice of Intent – MBTA Franklin Line Right of Way (ROW):

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

The Board of Health reviewed for comment the Notice of Intent – MBTA Franklin Line ROW, to restore a second track along approximately 3.3 miles of railroad right of way.

MOTION: made by Mona Bissany that the Board of Health's comment to the Conservation Commission regarding the Notice of Intent – MBTA Franklin Line Right of Way, is that the Board has no concerns. Seconded by Richard Beauregard. VOTE: 4-0-0 UNANIMOUS.

Notice of Intent – MBTA Summer Street:

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

The Board of Health reviewed for comment the Notice of Intent – MBTA Summer Street, to perform work associated with signal upgrades and intersection safety modifications at the Summer Street crossing and adjacent areas within the existing railroad right of ways.

MOTION: made by William Morris that the Board of Health's comments to the Conservation Commission regarding the Notice of Intent – MBTA Summer Street, are that the Board has no concerns and is pleased to see that public safety is being addressed in that area. Seconded by Richard Beauregard. VOTE: 4-0-0 UNANIMOUS.

Notice of Intent – MBTA Franklin Line MP 21.06:

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

The Board of Health reviewed for comment the Notice of Intent – MBTA Franklin Line MP 21.06, to replace and upgrade two deficient culverts per MA Department of Transportation Construction Standards

MOTION: made by Richard Beauregard that the Board of Health's comment to the Conservation Commission regarding the Notice of Intent – MBTA Franklin Line MP 21.06, is that the Board has no immediate concerns. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Notice of Intent – 100 Rustic Road:

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

The Board of Health reviewed for comment the Notice of Intent – 100 Rustic Road, to construct a single family home, driveway, and utilities within the buffer zone.

MOTION: made by Mona Bissany that the Board of Health's comment to the Conservation Commission regarding the Notice of Intent – 100 Rustic Road, is that the Board strongly opposes new construction within the 100 foot buffer of vegetated wetlands. Seconded by Richard Beauregard. VOTE: 4-0-0 UNANIMOUS.

Request for Determination – 24 Emerald Way:

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

The Board of Health reviewed for comment the Request for Determination – 24 Emerald Way, to construct a single family home, driveway, and utilities.

MOTION: made by William Morris that the Board of Health's comments to the Conservation Commission regarding the Request for Determination – 24 Emerald Way, are that the Board has no specific concerns, however, the Board hopes that the Conservation Commission keeps in mind as they delineate the boundaries that construction within the 100 foot Buffer Zone is strongly opposed by this Board. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Special Permit Application – Case #07-18, 623 Boston Providence Highway:

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 – Case #07-18, 623 Boston Providence Highway, to amend the existing Site Plan Approval (1983) for a maximum of 100 parking spaces with 94 for vehicle storage and increase the maximum parking to 160 spaces with 154 for vehicle storage with the proposed building renovation.

MOTION: made by Mona Bissany that the Board of Health's comments to the Zoning Board of Appeals regarding the Special Permit Application – 623 Boston Providence Highway, are that due to the fact that there are no septic plans on file with the Health Department for this address, the Board requests that prior to any work being done at this site the applicant locate the existing system and discuss the proposed building renovation with the Health Department in order to determine potential building usage changes which may impact the existing system. Seconded by Richard Bringham. VOTE: 4-0-0 UNANIMOUS.

Special Permit & Appeal – Case #09-18, 1 Rustic Road :

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

The Board of Health reviewed for comment the Special Permit & Appeal – Case #09-18, 1 Rustic Road to allow the construction of a 20'x 25' in law-suite and appeal action taken by the Walpole Building Commissioner regarding sideline setback in lieu of rear setback due to corner lot classification.

MOTION: made by Richard Beauregard that the Board of Health's comment regarding the Special Permit & Appeal Case #09-18, 1 Rustic Road, is that the Board has no immediate comment regarding setback requirements. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Variance Request – Case #08-18, 100 High Street:

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

The Board of Health reviewed for comment the Variance Request – Case #08-18, 100 High Street, to allow a 20'x 12' deck with stairs.

MOTION: made by Mona Bissany that the Board of Health's comments regarding the Variance Request – 100 High Street are that considering the property has an onsite septic system, the project would require a signoff by the Health Department, all Title V setback requirements met and the system flagged to prevent any damage to it during construction. Seconded by Richard Bringham. VOTE: 4-0-0 UNANIMOUS.

Site Plan Approval – Case #18-05, 1350 North Street:

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

The Board of Health reviewed for comment Site Plan Approval – 1350 North Street, to raise an existing single family home on the property and construct a daycare center (100 children capacity), access and egress driveways, parking (36 spaces), drainage, grading and associated utilities. Deputy Health Agent Melissa Ranieri said perc testing for the property was done 12/8/14 & 8/4/15 and a septic plan for a four bedroom house was submitted for review and approved 10/05/2015, however, never installed. Ms. Ranieri said that to date she has not received for review a new septic design plan that would support the proposed daycare center. Several neighbors/abutters present at the meeting voiced concerns to the Board regarding traffic safety and congestion a daycare business in a residential area may cause; the environmental impact potential runoff from the site may have to surrounding wetlands and brook (Bubbling Brook) and the proposed proximity of dumpster placement to abutter's property should the project go forward.

MOTION: made by William Morris that regarding Site Plan Approval – Case #18-05, 1350 North Street, the Board of Health is not in a position to comment because there is important information the Board does not have, specifically, a septic plan for review. The plan must account for clients and staff for a 100 spot daycare operation and its design influenced not only by that but whether or not the facility will prepare its own food and/or have a laundry on site. The Board is concerned about the location of the recycling and dumpster area and requires that it is properly located, sized and gated to prevent issues with the neighbors. Also, that there is a safe play area, because it would appear from the plan submitted that the play area may be located where the septic system may be installed and that could pose a problem for the Board of Health. The Board would also require that proper sidewalks, crosswalks, lighting and other safety measures are taken for the operation. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Site Plan Approval – Case #18-04, 1327 Main Street:

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

The Board of Health reviewed for comment Site Plan Approval – 1327 Main Street, to construct a new multi-tenant commercial building and associated driveways, drive-thru, parking area, utilities, dumpster and storm water management.

MOTION: made by Richard Beauregard that the Board of Health's comments to the Planning Board regarding Site Plan Approval – Case #18-04, 1327 Main Street, are that the dumpster has both trash and recycling capabilities and that a crosswalk with proper signage imperative in order to maintain a safe area for the drive-thru. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Site Plan Approval – Case #18-01, 763-765 Main Street:

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

The Board of Health reviewed for comment Site Plan Approval – 736-765 Main Street, to construct at the rear of an existing building a 50'x 36' addition, install a new 14 space paved parking area at the rear of the building and mark (stripe) 9 existing parking spaces.

MOTION: made by Mona Bissany that the Board of Health reiterates the comment made to the Planning Board at our February 6, 2018 meeting that we have no concerns with the plan. Seconded by Richard Beauregard. **VOTE: 4-0-0 UNANIMOUS.**

Definitive Site Plan Approval – 173 Pemberton Street, 2 Lots:

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

The Board of Health reviewed for comment the Definitive Site Plan Approval – 173 Pemberton Street, to subdivide a 1.35 acre lot with an existing home into two residential lots with a proposed private cul-de-sac road access, approximately 135 feet long, to the second lot.

MOTION: made by William Morris that regarding the Definitive Site Plan Approval – 173 Pemberton Street, the Board of Health has no new comments other than the ones offered at our January 16, 2018 meeting regarding concerns about the private way and the distance the homeowner will need to transport trash and recycling for collection on Pemberton Street. Seconded by Richard Bringham. **VOTE: 4-0-0 UNANIMOUS.**

Definitive Site Plan Approval – 100 Rustic Road, 2 Lots:

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

The Board of Health reviewed for comment the Definitive Site Plan Approval – 100 Rustic Road, to raise the existing house and subdivide the parcel into two lots, with access to the proposed second lot using a 20 foot wide driveway with a hammerhead turnaround.

MOTION: made by William Morris that regarding the Definitive Site Plan Approval – 100 Rustic Road, the Board of Health has commented to the Conservation Commission that we strongly oppose construction within the 100 foot buffer zone, however, should construction be allowed by the Conservation Commission the Board wants the potential homeowners to know that they will need to transport trash and recycling to Rustic Road for collection. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Revised Definitive Subdivision Plan – Nichols Pond Lane, 11 Lots:

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

The Board of Health reviewed for comment the Revised Definitive Subdivision Plan- Nichols Pond Lane to construct an 11 lot residential subdivision on 13.1 acres of undeveloped land off East Street.

MOTION: made by Richard Beauregard that regarding the Revised Definitive Subdivision Plan – Nichols Pond Lane, the Board of Health reiterates previous comments that we oppose new construction within the 100 foot buffer zone and that sidewalks extend around the entire cul-de-sac. The Board appreciates the three street lights added to the plan, four would provide better lighting, though the three indicated are adequate. Also, all trash and recycling will need to be placed on the main road for collection. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Lifeguard Variance – Homes 2 Suites, 2375 Boston Providence Highway:

Documents/Exhibits – letter, Lifeguard Variance Application (on file Health Dept.).

Jiten Hotel Management Vice President, Beth Scherer, addressed the Board of Health regarding the request to allow the swimming pool installed at the newly constructed hotel, Homes 2 Suites, 2375 Boston Providence Highway to be operated without a lifeguard present. Ms. Scherer said that the pool is open from 6:00am – 10:00pm and that hotel guests must first check in at the front desk before gaining access to the pool using their room keycard. Ms. Scherer said that safety signage will be posted, and an emergency telephone and AED device available in the pool area. All front desk personnel will be trained in emergency response should there be an emergency and someone on staff CPR certified during all hours the pool is open. Pool chemical monitoring and maintenance will be provided by an onsite CPO and the bather load monitored daily and reported to the Board of Health monthly. Board members questioned how the bather load capacity will be monitored, and how the pool will be maintained if the onsite CPO is unavailable. The Board also questioned if a separate keycard available only at the front desk could be required in order to access the pool area.

MOTION: made by Richard Beauregard that regarding the variance request, Jiten Hotel Management, Homes 2 Suites, 2375 Boston Providence Highway the Board of Health grants a lifeguard 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.
- Jiten Hotel Management will engage the services of an outside CPO contractor to monitor pool chemicals and pool regulations during those times when the on-site CPO is not on duty.
- At least one AED 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)
- Someone on staff and present at Homes 2 Suites, 2375 Boston Providence Highway is CPR Certified during all hours the pool is open.
- Guests using the pool will obtain a pool keycard at the front desk in order to enter the pool area and the pool bathing load monitored during hours of operation. (4 times a day per code at a minimum needs to be recorded).
- The Lifeguard variance will extend through May 31, 2019, at which time Jiten Hotel Management may reapply for a yearly variance request.

Seconded by Richard Bringhurst. VOTE: 4-0-0 UNANIMOUS.

Nomination Animal Inspector:

Documents/Exhibits – Commonwealth of Massachusetts Animal Inspector nomination papers.

MOTION: made by Richard Bringhurst that the Board of Health approves the re-nomination of John Spillane as Animal Inspector for the Town of Walpole effective May 1, 2018. Seconded by Mona Bissany. VOTE 4-0-0 UNANIMOUS.

New Business:

Awarded Grant to Improve Access to Mental Health Services:

The Health Director informed the Board of Health that Walpole & Norwood Health Departments have been awarded a \$24,000 Multi-Year Grant from the Blue Hills Community Health Network Alliance (CHNA20) for a proposed project “Improve Access To Mental Health Services”. Ms. Chapell said that Norwood and Walpole have partnered to provide improved access and use of mental health out-patient services in the communities and the grant funding which will be awarded over a two year period will be used to provide information and services.

Reorganization of the Board of Health:

MOTION: made by Mona Bissany to strongly support William Morris to serve as Chairman of the Board of Health. Seconded by Richard Beauregard. VOTE: 3-0-1.

3 – in favor – Richard Bringhurst, Richard Beauregard, Mona Bissany

1 – abstained – William Morris

MOTION: made by Mona Bissany to strongly support Carol Johnson to serve as Clerk of the Board of Health. Seconded by Richard Bringhurst. VOTE: 4-0-0 UNANIMOUS.

Old Business:

Pinnacle Point Subdivision – Motion to approve or deny:

The Board of Health tabled any comment or decision until the May 1, 2018 meeting.

Correspondence:

Supa Cars, LLC – Negative Determination Conservation Commission

Hartshorn Village Condominium Association

26 Baker Street – Definitive Subdivision Decision Planning Board

255 Union Street – Site Plan Decision, Case #17-5 Planning Board

Home for Little Wanderers – Negative Determination Conservation Commission

MOTION: made by William Morris to adjourn. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS. Meeting Closed: 8:45 P.M.