

April 2, 2019

Meeting opened: 7:30pm., Room 112, Town Hall

Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringham (7:33); Richard Beauregard; Mona Bissany (7:33)

Members Absent: Stephan Schaub

MOTION: made by Carol Johnson that the Board of Health accepts the minutes of the March 19, 2019 meeting as written. Seconded by Richard Beauregard. VOTE: 3-0-0 UNANIMOUS.

Septic Variance - 25 Clarkson Drive:

Documents/Exhibits – Civil Site Engineering variance request dated 3/26/19 & Proposed Septic Design Plan (on file Health Dept.).

Margaret Baker, P.E., addressed the Board of Health regarding local upgrade approval for a failed septic system at 2 Hobart Street, requesting a variance from Title V minimum setback requirements.

MOTION: made by Carol Johnson that the Board of Health approves the variance to allow the following local upgrade approval pursuant to Massachusetts General Law 310 CMR 15.310 CMR 15.104 and 105 - Percolation testing - allow the soil absorption system to be designed and constructed without a percolation test as allowed by DEP policy. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent, Burns Avenue:

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- Burns Avenue, to construct thirty six (36) townhouse condominium homes including nine (9) affordable units on a 3.23-acre site located on Burns Avenue. A total of 7 buildings will accommodate the proposed 36 townhouse condominiums. Unit breakdown will consist of 26 units containing 2 bedrooms and 10 units containing 3 bedrooms. A total of 72 parking spaces are being proposed. Each unit will have a one car garage. The proposed project does lie within the 100' buffer for vegetated wetlands and within the 200' Riparian buffer. Proposed project to be serviced by town water and sewer and would require private solid waste/recycling collection.

MOTION: made by Mona Bissany regarding the Notice of Intent - Burns Avenue the Board would like to reiterate comments made at our March 5th meeting that we are concerned about the proposed construction within the 100' buffer zone, and concerned about safety and request proper outdoor lighting, sidewalks and stop lights at the intersection of Burns Avenue and Pleasant Street. The Board also recognizes that the Fire Department will address emergency vehicle access for the proposed cul-de-sac. The Board would also like to make a comment that keeping a portion of the units affordable stay in perpetuity. Seconded by Richard Beauregard. VOTE: 5-0-0 UNANIMOUS.

Revised Site Plan Approval, Route 1A Main Street Athletic Fields:

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

The Planning Board is requesting comments on a Site Plan Approval at the above referenced address for the construction of a recreation facility. The proposed project is an athletic complex to serve the Town of Walpole recreation activities and will include synthetic turf athletic fields, natural turf athletic fields, basketball courts, playground with splash deck and support building with restrooms, concessions (pre-prepared foods only, no onsite cooking) and field storage. Utility connections will be provided to the site for water, wastewater and electrical.

MOTION: made by Richard Beauregard that the Board of Health would like to reiterate comments from our March 5, 2019 Board of Health meeting that we are very pleased to see that the design features on the plan encourage healthy activities for all ages and that shaded areas are provided for sun protection. The Board would also like to add that they recognize that the trash/recycling dumpster detail has been added to the plan and also that the applicant is aware that they must submit food and pool permit applications to the Health Department as needed. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Revised Site Plan Approval, 1350 North Street:

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

The Planning Board is requesting comments for a revised Site Plan Review to construct a 100 student Elementary School (Daycare) with 17 staff, 28 parking stalls including 2 handicap accessible parking spots, access and egress driveways, grading, drainage and utilities.

MOTION: made by Carol Johnson that Board of Health is pleased with the new proposed accessory structure which will accommodate both trash and recycling storage for the site and that the Board has no other concerns at this time. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Preliminary Site Plan Approval-32 Starlight Drive (4 Lots):

Documents/Exhibits-Site Preliminary Plan Approval (on file Planning Board); Deputy Health

Agent's summary.

The Planning Board is requesting comments for a preliminary subdivision plan. The proposed subdivision contains four (4) single family residences. The property is currently developed with a single-family dwelling along with all associated appurtenances. The remainder of the site consists of wooded areas. Proposed lots are located within the Wetland Buffer Zone and would have onsite septic systems as sewer is not available.

MOTION: made by Richard Beauregard that the Board of Health would like to reiterate their long standing opposition to new construction within the 100' buffer zone. The Board would like to emphasize the impact of health concerns regarding mosquitos in the wetland area and therefore the Board strongly suggests that lot # 4 is not used as a buildable lot and that the other remaining proposed lots within the wetlands are considered as a health concern. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Preliminary Site Plan Approval-Lincoln Road Estates (24 Lots):

Documents/Exhibits-Site Preliminary Plan Approval (on file Planning Board); Deputy Health

Agent's summary.

The Planning Board is requesting comments for a preliminary subdivision plan. The proposed subdivision contains twenty-four (24) single family residence on three streets. The property is a vacant lot off Lincoln Road near the Norfolk Town Line. The plan indicates curbside trash and recycling collection will be provided by the town. This area of town is not located on town sewer and therefore onsite septic systems would be installed for all proposed lots. As of this date no soiling testing has been completed and no proposed septic design plans have been submitted to the Health Department. A portion of the property is located within the 100' river front buffer zone.

MOTION: made by Mona Bissany that the Board of Health would like to hold comments until a definitive subdivision plan is submitted. The Board is aware that onsite septic systems are proposed for all lots and that soil testing will need to be conducted. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Lifeguard Variance-Homes at Swan Pond:

Documents/Exhibits – 2019 Lifeguard Variance applications (on file Health Dept).

The Board of Health reviewed the lifeguard variance request for the Homes at Swan Pond Condominiums upper adult only pool.

MOTION: made by Carol Johnson that the Board has no concerns based on previous variance applications and good performance. The Board of Health requires that the appropriate warning signs are posted around the pool and that the Homes at Swan Pond submit to the Town of Walpole Board of Health a standard indemnification agreement. Seconded by Richard Beauregard. VOTE: 5-0-0 UNANIMOUS.

New Business:

Trash Complaint 770 Washington Street:

The Health Department received notification from a neighbor regarding ongoing large quantities of commercial waste disposal occurring at 770 Washington Street. Once the complaint was received by the Health Department a letter was sent to the homeowner letting them know what the maximum trash allowance per household is, the items that are allowed to be placed at curbside for trash collection and also that trash should not be put out prior to the day of pickup. In addition Deputy Health Agent, Ms. Ranieri, contacted the disposal company's main office as well as the route supervisor so that such issue could be flagged by the disposal company directly. Health Director, Robin Chapell, also spoke on the phone with the owner of Russell Disposal who will also make sure that property is flagged. Per Walpole trash regulations Walpole residents are allowed to put out 6 trash barrels or bags of trash and one large item. Russell Disposal will be on the lookout for anything that looks commercial and of course, will not pick up anything over the limit. Actions taken by the Health Department was relayed to the concerned neighbor.

Review Tobacco Regulations:

A public hearing will be scheduled for Tuesday, May 7th at the Board of Health Meeting.

MOTION TO ADJOURN: made by William Morris to close Board of Health meeting at 8:17pm. Seconded by Richard Bringham. VOTE: 5-0-0 UNANIMOUS.