

August 20, 2019

Meeting opened: 7:30 P.M.  
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringham (7:32); Richard Beauregard; Stephan Schaub; Rachel Jackson; Karen Teeley.  
Members Absent: Mona Bissany  
  
Others Present: Kathi Garvin - Walpole Public School Lead Nurse  
Timothy Songin - Walpole Police Department  
Caroline Chisholm – Intern, Board of Health

Approval of minutes for the July 16, 2019 meeting was tabled until the September 3, 2019 meeting. A quorum of members present at that meeting was not met.

On behalf of Board members, William Morris welcomed newly appointed Associate Member, Karen Teeley, and newly hired Public Health Nurse, Patricia Fisher. William Morris expressed the Board's excitement to be working with them both and looks forward to their contributions to the Board and community.

Board of Health Intern, Caroline Chisholm - CBD Presentation:

William Morris requested that a discussion regarding CBD regulations in Walpole be placed on the September 3, 2019 Board of Health meeting agenda.

Animal Permit Application - 410 North Street (6 Chickens):

Action on this request was postponed until the next Board of Health meeting. Abutters must be notified two weeks prior to an application coming before the Board of Health. All other required documentation, including an approval letter from Animal Inspector, John Spillane, have been received by the Health Department.

Comprehensive Permit - Case #05-19, Burns Avenue (40B):

**Documents/Exhibits-Comprehensive Permit (on file Zoning Board of Appeals)-Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Comprehensive Permit- 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 of vegetated wetlands and within the 200' Riparian buffer. The proposed project will be serviced by town water and sewer and would require private solid waste/recycling collection.

**MOTION:** made by William Morris that regarding the Comprehensive Permit - Burns Avenue, the Board has no additional comments but would like to reiterate comments made at the June 18, 2019 meeting where the Board voted unanimously that they are concerned about the proposed construction within the 100' buffer zone, and as always, concerned about safety and request proper outdoor lighting, sidewalks and stop lights at the intersection of Burns and Pleasant Street. The Board also recognizes that the Fire Department will address emergency vehicle access for the proposed cul-de-sac and would also like to make a comment that keeping a portion of the unit's affordable stay in perpetuity. Seconded by Carol Johnson.

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

Special Permit - Case #18-19, 623 Boston Providence Highway:

**Documents/Exhibits-Special Permit (on file Zoning Board of Appeals)-Deputy Health Agent's summary.**

The Board of Appeals is requesting comments on a special permit for an existing used car sales facility to allow more storage of vehicles for sale. The applicant is also proposing to reconstruct the existing building and expand the use which requires a special permit. The property does have an onsite septic system. There are no septic plans on file in the Health Department. Soil testing was conducted with the Walpole Health Department and engineer Dan Merrikin on December 6, 2018, to upgrade the system to accommodate the increase and expansion of the business. As of this date there have been no proposed septic design plans submitted to the Health Department.

**MOTION:** made by William Morris regarding the Special Permit for 623 Boston Providence Highway, that the Board will defer action until an onsite septic plan is submitted to the Health Department and reviewed. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS.**

Site Plan Approval - Case #19-08 & Special Permit - Case #19-09, Bristol Brothers Renmar Development Corp:

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

The Board of Health reviewed for comment Refiled Site Plan Approval Case #19-08 and Special Permit Case #19-09 West Street & Renmar Avenue, to construct 100 age qualified detached residential condominiums on 55+ acres currently zoned as Limited Manufacturing, Residential A & B and located within Water Resource Protection Overlay District Area 3.

**MOTION:** made by William Morris regarding Revised Site Plan Approval and Special Permit Renmar Avenue and West Street, the Board continues to object to the proposed construction within the bordering vegetative wetland areas. The Board would like to emphasize the impact of health concerns, in particular concerns with mosquito borne illnesses including EEE and West Nile which are more prevalent in wetland areas. The Board would also ask that the sidewalks are constructed on both sides of the street including the cul-de-sac streets. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS.**

Old/New Business:

Tobacco Regulations-Violation Flavored Tobacco:

Health Director, Robin Chapell informed the Board that both she and Deputy Health Agent, Melissa Ranieri, conducted compliance checks on August 13, 2019, of all retail tobacco permit holders to confirm that they were in compliance regarding the restricted sale of mint, menthol and spearmint flavored tobacco effective August 1, 2019. Ms. Chapell said that one of the retail stores did still have flavored products behind the register and that a \$200 ticket was issued to the establishment for not being in compliance with the new regulations.

Environmental Merit Award:

Health Director, Robin Chapell informed the Board that she has been selected as an Environmental Merit Award recipient honoring her outstanding contributions to protect New England's environment.

**MOTION:** made by William Morris to recognize the EPA Award and all of Robin Chapell's hard work and efforts regarding the South Street Superfund Site. Seconded by Richard Bringhurst. **VOTE: 4-0-0 UNANIMOUS.**

**MOTION:** made by William Morris to adjourn. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS.** Meeting Closed: 8:13pm