

December 17, 2019

Meeting opened: 7:31pm., Room 112, Town Hall

Members Present: William Morris, Chairman; Richard Beauregard; Mona Bissany; Richard Bringhurst; Stephan Schaub.

Members Absent: Carol Johnson, Clerk; Rachel Jackson; Karen Teeley.

Others Present: John Glossa (Glossa Engineering), Julie Elmhurst, Jessica Elmhurst, Philip Macchi (Macchi & Macchi Law, LLC), James Bernardino (Bohler Engineering), Nicole Hayes (PWS of Goddard Consulting), Gabe Crocker (Crocker Design Group), Jim Bristol (Bristol Brothers Development Corp.).

Approval of Minutes from the November 19, 2019 Board of Health meeting:

MOTION: Made by Mona Bissany that the Board of Health approves the minutes of the November 19, 2019 meeting as is. Seconded by Richard Beauregard. VOTE: 4-0-0 UNANIMOUS.

Board of Health Chairman, William Morris took a moment to congratulate Melissa Ranieri on taking on the Health Director position and also to welcome new Deputy Health Agent, Rike Sterrett on her new position with the Town.

Composting Presentation –Jessica Elmhurst (Green Team Member-Walpole High School)

Jessica Elmhurst presented to the Board of Health her composting project that she is working on to obtain her Girl Scout Gold Award Project for the Girl Scouts of Eastern Massachusetts. Jessica has created a composting contest which is open to all Walpole students K-8 and their families. Families are encouraged to work together on this project. Jessica has also taken the initiative of working in the Walpole elementary schools to educate the students on the benefits of composting. Jessica is trying to encourage everyone to consider composting at home. She is also trying to work with bigger waste producers (schools, restaurants etc.) to see if a composting program could be implemented as it would give back to the earth while also decreasing trash tonnage. The Board of Health was extremely appreciative of Jessica taking the time to present such an important topic to the Board and look forward to seeing the student's involvement in Jessica's composting contest.

Septic Variance-Local Upgrade Approval-(1646 Main Street)

Engineer John Glossa is requesting a septic variance local upgrade approval under 310 CMR 15.227-placement of tees- to allow the inlet and outlet tees to be less than 12" (1") above the seasonal high groundwater table. Presentation made to the Board by Engineer John Glossa regarding the variance request.

MOTION: Made by Richard Beauregard that the Board of Health has reviewed the plans and has no objections. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Sushi HACCP Plan-(Eastern Pearl Restaurant)

Documents/Exhibits-Submitted HACCP Plan-Health Director and Deputy Health Agent's summary.

Eastern Pearl Restaurant is requesting a variance approval for the exemption of acidified rice (sushi rice) as a time/temperature control for safety food specified under 3-502.11 of the 2013 food code.

MOTION: Made by William Morris that the Board of Health approves the HACCP Plan as it has been developed. Seconded by Richard Bringhurst. VOTE: 4-0-0 UNANIMOUS.

Site Plan Approval –New Pond Village

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

The Planning Board is requesting comments on a Site Plan Approval for the above referenced application to allow the demolition of the existing southern parking area and access drive and the expansion of the existing building adding a new three (3) story assisted living facility addition having a gross floor area of 44,427+/- square feet within a foot print of 14,931 +/- sf as well as the construction of four standalone duplex cottages containing a total of eight (8) independent living units together with the associated paved parking areas, landscaping, storm water management and

utilities. The expansion of the building and addition of the duplexes bring the total IL/AL unit count 246.

MOTION: Made by William Morris regarding the Site Plan Approval and Special Permit that it is not the Board's intent to stop development but that it is important for folks occupying these properties close to wetlands to be educated on not only what they can do but what they should do regarding mosquito mitigation. The Board was informed by the presentation conducted by Senior Wetland Scientist, Nicole Hayes, PWS of Goddard Consulting regarding the projects onsite wetlands as well as mosquito mitigation strategies for this site. The Board is in agreement with the applicant that they would like to see the following:

- A designated person to work with Norfolk County Mosquito Control to preform mosquito treatments for the property.
- A maintenance program of regularly scheduled cleaning of gutters and the proper grading of the buffer zone so that no low points are created that draw or hold water.
- Biological tablets (briquettes) to be provided for all sump catch basins found on the property.

The Board feels that these precautionary measures are suitable. Seconded by Mona Bissany.

VOTE: 4-0-0 UNANIMOUS.

Site Plan Approval and Special Permit-Bristol Brothers/Renmar Development Corp Documents/Exhibits-Site Plan Approval and Special Permit (on file Planning Board)-Health Director's summary.

The Board of Health reviewed for comment for the Planning Board a Site Plan Approval in conjunction with the applicants request for an Age Qualified Village 10 (AQV 10) and Special Permit and a Water Resource protection Overlay District Special Permit, to allow development of the subject property. The subject property consists of a lot that is bounded at north by West Street and at east by Renmar Avenue with a total area of 55+/- acres. The property is currently zoned as Limited Manufacturing, Residential B and Residential A and also located within Water Resource Protection Overlay District, Area 3 (Primary Recharge Area). The applicant is requesting to develop the property by constructing 100 single family, detached residential condominium homes and one clubhouse/property maintenance facility.

MOTION: Made by Mona Bissany regarding the Site Plan Approval and Special Permit that it is not the Board's intent to stop development but that it is important for folks occupying these properties close to wetlands to be educated on not only what they can do but what they should do regarding mosquito mitigation. The Board was encouraged by the time spend by the applicant with the Norfolk County Mosquito Control Director, David Lawson regarding mosquito mitigation strategies. The Board is in agreement with the applicant that they would like to see the following:

- A designated person to work with Norfolk County Mosquito Control two times every spring to preform mosquito treatments for the on-site wet basin as well as the remainder of the property.
- An annual gutter cleaning conducted during the early spring months.
- The installations and maintenance of an active fountain in the stagnant water found in wet basin #3.
- Biological tablets (briquettes) to be provided for all catch basins found on the property.

The Board feels that these precautionary measures are suitable and bat houses are not necessary for this project. Seconded by Richard Bringhurst. **VOTE: 4-0-0 UNANIMOUS.**

Notice of Intent-11 Boyden Lane (Lot 6)

Documents/Exhibits- Notice of Intent (on file Conservation Commission)-Health Director's summary.

The Conservation Commission is requesting comments on a Notice of Intent for the above referenced address. The proposed project consists of building a single family home, including related grading, site work, driveway and installation of related utilities. The proposed home is located within the 100' buffer zone. A variance is also being requested by the applicant to allow for a minimum 10-foot no alteration zone (instead of 25-foot) at the furthest point of the wetland boundary. Approximately 1,200 square feet of the 25-foot no alteration zone is proposed to be disturbed and replanted as lawn area. Proposed home will be located on town sewer and water.

MOTION: Made by Mona Bissany that the Board of Health strongly opposes new construction within the wetlands. Seconded by Richard Beauregard. **VOTE: 4-0-0 UNANIMOUS.**

Abbreviated Notice of Resource Area Delineation -55 Summer Street
Documents/Exhibits- Abbreviated Notice of Resource Area Delineation (on file Conservation Commission)-Health Director's summary.

The Board of Health reviewed for comment an Abbreviated Notice of Resource Area Delineation. The applicant has filed an Abbreviated Notice of Resource Area Delineation with the Conservation Commission seeking permission to affirm resource area boundaries (Bordering vegetative wetlands and riverfront area) within an area subject to protection under the Wetlands Protection Act and/or the Walpole Wetlands Protection Bylaw.

MOTION: Made by Mona Bissany that the Board of Health strongly opposes new construction within the wetlands. Seconded by Richard Bringhurst. **VOTE: 4-0-0 UNANIMOUS.**

Vaping Update- Rachel Jackson (Walpole High School, School Nurse)-

Agenda item has been moved to the next Board of Health meeting scheduled for January 7, 2020

New Business:

Update-New Tobacco State Law

Health Director, Melissa Ranieri reviewed current tobacco state law with the Board of Health members and provided an up to date chart created by Deputy Health Agent, Rike Sterrett showing where and what tobacco products can be sold in Walpole. The chart was based off of the where and what tobacco products can be sold in Massachusetts and therefore needed to be changed as some of the state regulations will not go into effect until June 2020 where the Town of Walpole already has such regulations in place.

A Community Presentation on Marijuana Truths and Risks

Alex Berenson, author of *Tell Your Children the Truth about Marijuana, Mental Health and Violence*, is speaking in Norwood on January 9th at 7PM. The book is an eye-opening report from an award-winning author and former New York Times reporter and discusses the research linking teenage marijuana use and mental illness. Registration for such event can be done at impactnorwood.org.

MOTION TO ADJOURN: Made by William Morris. Seconded by Richard Bringhurst. **VOTE: 4-0-0 UNANIMOUS.**

Meeting closed at 8:23pm