

January 10, 2023

Meeting opened: 7:34pm, via Zoom conference call.

Members Present: Richard Beauregard, Chair; Stephan Schaub; Rachel Jackson; Danielle Munro; Jeffrey Rosenspan

Members Absent: Richard Bringhurst; Mona Bissany; Brenda Healy

**Planning Board request for comment-Site Plan Approval & Special Permit- 2250 Route 1 Documents/Exhibits**

The Planning Board is requesting comments for a site plan approval and a special permit for the above referenced address to allow for the addition to an existing veterinary neurology building. The existing site is an occupied lot of land on the southeast corner of Route 1 and Foxhill Drive. The proposal is to construct a 17,700 sf. addition to the existing building and reconstruct the parking lot adding 40 new spaces and a second egress driveway to allow access for emergency vehicles. The Health Department recommends that adequate lighting is provided in the parking lot for safety and that a recycling container be included with the trash container per the MA Waste Disposal Ban. The proposed project will utilize Town water and have an on-site septic system. A Septic System Construction Permit application is under review by the Health department.

**MOTION:** Made by Stephan Schaub that the Board of Health recommend that adequate lighting is provided in the parking lot for added safety and a separate recycling container is added in the dumpster enclosure to comply with the MA Waste Ban. Seconded by Rachel Jackson. VOTE: 3-0-0 UNANIMOUS.

**Zoning Board request for comment-Special Permit-2250 Route 1**

**Documents/Exhibits**

The Zoning Board of Appeals is requesting comments for a special permit for the above referenced address to allow for the addition to an existing veterinary neurology building. The existing site is an occupied lot of land on the southeast corner of Route 1 and Foxhill Drive. The proposal is to construct a 17,700 sf addition to the existing building as well as reconstructing the parking lot by adding 40 new spaces and a second egress driveway to allow access for emergency vehicles. The proposed project will utilize Town water and have an on-site septic system. A Septic System Construction Permit application is under review by the Health department. **MOTION:** Made by Richard Beauregard that the Board of Health has no objections barring any issues with the septic system application review and/or system installation. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

**Planning Board-request for comment-Definitive 2-Lot Subdivision-Warwick Road Extension**

**Documents/Exhibits**

The Planning Board is requesting comments on a Definitive Subdivision Plan to allow the extension of Warwick Road approximately 125 feet and the construction of two new single-family house lots. The proposed project will utilize town water and town sewer. The plan shows existing sidewalks on Warwick Road. The Board last saw this project at October 18, 2022 BOH meeting. The Board voted unanimously that they approve the plan, but noted that they are not in favor of construction within the 100' buffer zone and would like to see that adequate lighting added to the plan. The updated plan includes a proposed streetlight at the end of the cul-de-sac.

**MOTION:** Made by Stephan Schaub that the Board of Health has no concerns and is pleased to see the modifications made to the plan. Seconded by Rachel Jackson. VOTE: 3-0-0 UNANIMOUS.

**New Business:**

The Board of Health discussed appointing a new Clerk of the Board.

**MOTION:** Made by Richard Beauregard that the Board of Health temporarily appoints Rachel Jackson to Clerk of the Board until all members are present, at which time a proper vote will be conducted by the Board. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

**MOTION TO ADJOURN:** Made by Richard Beauregard. Seconded by Stephan Schaub. VOTE: 3-0-0  
UNANIMOUS.

Meeting closed at 8:00pm