

January 18, 2022

Meeting opened: 7:32pm, via Zoom conference call.

Members Present: Richard Beauregard, Clerk; Mona Bissany; Stephan Schaub; Rachel Jackson; Brenda Healy

Member Absent: Richard Bringham, Carol Johnson

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the January 4, 2021 Board of Health meeting:

MOTION: Made by Mona Bissany that the Board of Health approves the minutes as written. Seconded by Stephan Schaub. **VOTE: 3-0-0 UNANIMOUS.**

Planning Board-Revised Site Plan Approval, Case #21-07 (455 South Street)

Documents/Exhibits

The Planning Board is requesting comments on a revised Site Plan Approval for the above referenced application for the redevelopment of an existing gravel pit to construct an array of ground-mounted solar panels, including seeding of an underlying meadow, drainage management, utility interconnections, and other appurtenances. Currently, the site is unused and was the location of a gravel pit utilized for mineral extraction and aggregate storage. The project will produce approximately 3.92 megawatts of electricity that can be connected to the local grid and utilized by Ever Source to provide additional electricity. None of the solar panels are within the 100' buffer zone. The Board of Health at its October 5, 2021 meeting voted unanimously that the Board has no issues or concerns regarding this proposal.

MOTION: Made by Mona Bissany that the Board of Health still has no specific concerns at this time. Seconded by Stephan Schaub. **VOTE: 3-0-0 UNANIMOUS.**

Planning Board-Revised Definitive 6-Lot Subdivision-Garden Path Estates-585 Washington Street

Documents/Exhibits

The Planning Board is requesting comments for a revised definitive 6-lot subdivision plan at 585 Washington Street. The site previously contained a single-family dwelling. The proposed project consists of dividing the current lot into six (6) single-family house lots with a proposed road. The dwellings will be connected to town sewer and water. The Board of Health last saw this project from the Planning Board as a Definitive 6-Lot Subdivision at their October 5, 2021 meeting. The Board voted unanimously that the Board of Health supports the subdivision providing that prior comments made (*at a previous BOH meeting held on 1/5/21*) by the Board regarding the subdivision are followed. Those comments are as follows: The BOH recommends that if the roads into the subdivision are public then they should be designed in a manner that allows access to trash and recycling and emergency vehicles. If the intent is for the roads to remain private, the residents should be made aware that trash and recycling will have to be transported to the end of the street for town collection. The Board also recommends adequate sidewalks and street lighting be provided for safe and healthy outdoor activities for the residents.

Per the revised plan, a 5' wide sidewalk has been proposed on one side of the street along with a 3' grass strip leading up to the cul-de-sac. It does not appear that the sidewalk goes down the other side of the street. There is also evidence of electrical services to the homes, however there are no signs of streetlights located on the street.

MOTION: Made by Mona Bissany that the Board of Health remains supportive of the subdivision, however, the plan only has a 5' wide sidewalk on one side of the street. The Board would prefer to see the sidewalk brought down the other side of the street. In addition, the Board would like to recommend adding streetlights to the project to assure proper safety is being met. The Board of Health has no additional concerns at this time. Seconded by Richard Beauregard. **VOTE: 3-0-0 UNANIMOUS.**

Planning Board-Site Plan Approval, Case No. 21-09 & Special Permit, Case No. 21-10 1429 Main Street Documents/Exhibits

The Planning Board is requesting comments on a modified site plan and a modified special permit. The property was granted a site plan approval & special permit back in 2014 to construct a three-story mixed use building containing retail and 5 condominium units. The applicant is looking to modify such permits to not include the rear portion of the property from the original site plan approval and special permit conditions in hopes to apply to subdivide the lot in the near future to make the rear portion of the lot a separate single family lot.

MOTION: Made by Richard Beauregard that the Board of Health has no comments and does not recognize any board of health concerns regarding this application. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

MOTION TO ADJOURN: Made by Richard Beauregard. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

Meeting closed at 7:50pm
