

January 19, 2021

Meeting opened: 7:30pm, via Zoom conference call.

Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Beauregard; Mona Bissany; Stephan Schaub; Rachel Jackson.

Member Absent: Richard Bringham

Also present: Dylan Pelz, Josh Pelz & Dan Merrikin

Weekly COVID19 Town update from Assistant Town Administrator, Patrick Shield and Health Director, Melissa Ranieri

Approval of Minutes from the January 5, 2021 Board of Health meeting:

MOTION: Made by Mona Bissany that the Board approves the minutes as amended. Seconded by Richard Beauregard. **VOTE: 4-0-0 UNANIMOUS**

Title 5- Appeal Letter-770 Washington St. Walpole

Documents/Exhibits- Septic Variance Application

The Board of Health reviewed a letter from the owner of the property located at 770 Washington St. In his letter, the owner, Mario Gomes, is asking the Board of Health to grant him additional time to upgrade the failed septic system. Mr. Gomes is appealing the letter that he received from the Health Department ordering him to obtain soil testing to initiate the design of a new system within nine (9) months or initiate sewer hookup. The letter also stated that within eighteen (18) months, an upgraded septic system must be installed at the above-mentioned property or town sewer connection must be obtained.

MOTION: Made by William Morris that the BOH is denying the appellant's request for additional time to comply with the orders put forth by the Health Department, concerning 770 Washington Street. This decision was made by the Board due to the fact that the appellant was informed of the virtual meeting, however, did not participate and was given reasonable time to rectify the issue of a failed septic system. The Board is requiring that the appellant follow the orders previously set forth by the Health Department. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS**

Planning Board requests for comment- Revised Definitive Subdivision-Alsarabi Estates

Documents/Exhibits- Deputy Health Agent's summary.

The Planning Board is requesting comments on the revised plan of a Definitive Subdivision. This site is currently developed as a single-family dwelling. The existing driveway will be extended and converted into a private road for three additional dwelling units. The project will include work associated with the construction of the dwellings, including driveways, utilities, storm water management systems, and landscaping. The revisions are minor in nature to address comments from the Town Engineer. This area of town is not located on town sewer and therefore onsite septic systems would be installed for all 3 additional lots. Soil tests have already been completed by engineer, Dan Merrikin and witnessed by Health Director, Melissa Ranieri on June 19, 2018 and June 26, 2018. As of this date, no proposed septic design plans have been submitted to the Health Department. The subdivision will be connected to town water. The plan does not speak to trash/recycling pick up. A portion of all 3 newly proposed lots are located within the 100' buffer zone with portions of the lots also being located within the 25' buffer zone.

MOTION: Made by Mona Bissany that the Board of Health would like to reiterate its previous comments from the February 18, 2020 meeting. The Board stated that they are opposed to new construction within the wetlands and they have a long-standing stance on protecting the wetlands and water sources as well as protecting residents from human vector borne illnesses. If this project is approved, the Board urges the applicant, as well as the future homeowner(s), to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments. Institute regular cleaning of gutters and provide proper grading of buffer zone areas in order to prevent low points that draw and hold water. In addition, the applicant must address trash and recycling pickup. In addition, the applicant would be required to submit individual septic plans for each lot to the Health Department for review. Seconded by Richard Beauregard. **VOTE: 4-0-0 UNANIMOUS**

Planning Board requests for comment-Definitive Subdivision-Lincoln Estates

Documents/Exhibits- Deputy Health Agent's summary.

The Planning Board is requesting comments on a Definitive 24-Lot Subdivision Plan. The property is located along the northerly side of Lincoln Road and off the end of Deerfield Drive and consists of 28.8 acres of undeveloped woodland near the Norfolk Town line. The property would be divided into twenty-four (24) single-family house lots. A few of the lots are within the 100' vegetated wetlands buffer zone. The lots would be on town water but would not be connected to town sewer and will have onsite sewage disposal systems.

MOTION: Made by Richard Beauregard that the Board would like to reiterate its previous comments from the November 19, 2019 meeting where the Board stated that they have a long-standing stance on protecting the wetlands and water sources as well as protecting residents from human vector borne illnesses. If this project is approved, the Board urges the applicant, as well as the future homeowner(s), to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments. In addition to instituting regular cleaning of gutters and provide proper grading of buffer zone areas in order to prevent low points that draw and hold water. The Board wishes to receive documentation from the applicant regarding relocation of the proposed houses away from the riverfront/wetlands as well as mitigation tactics for proposing building in the riverfront/wetland buffer zone. In addition, the Board wants the applicant to be made aware that since the proposed (24) twenty-four single-family homes will each have an onsite septic system; soil testing will need to be conducted. Seconded by Mona Bissany. Vote 4-0-0 UNANIMOUS

Shared Kitchen Fee Schedule

Documents/Exhibits- Deputy Health Agent's summary

The Board of Health reviewed the Shared Kitchen Fee Schedule.

MOTION: Made by Carol Johnson that the Board of Health supports the idea of shared kitchens and approves the fee schedule as presented. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

MOTION TO ADJOURN: Made by William Morris. Seconded by Mona Bissany. VOTE: 4-0-0 UNANIMOUS.

Meeting closed at 8:04pm