

June 7, 2022

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

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

Also Present: John Glossa-Glossa Engineering, Susan Donelan-TEC, Kaitlyn O'Donnell- Norfolk Mosquito Control

Member Absent: Richard Bringham; Carol Johnson, Clerk

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the May 17, 2022 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.

Septic Variance- 3 Butch Songin Circle

Documents/Exhibits

The Board of Health reviewed a request for a septic variance submitted by John Glossa of Glossa Engineering.

MOTION: Made by Stephan Schaub that the Board of Health approves the request and has no concerns. Seconded by Richard Beauregard. VOTE: 3-0-0 UNANIMOUS.

Kaitlyn O'Donnell from Norfolk Mosquito Control presented the Board of Health with an informational slide show about the various projects conducted by Norfolk Mosquito Control.

Lifeguard Variance- Swan Pond

Documents/Exhibits

The Board of Health reviewed a lifeguard variance submitted by Swan Pond.

MOTION: Made by Mona Bissany that the Board of Health grants the request with the following conditions:

- This variance expires at the end of this pool season.
- You must provide the appropriate safety and first aid equipment.
- You must post warning signs in a conspicuous location to include:
 - WARNING- NO LIFEGUARD ON DUTY.
 - CHILDREN UNDER THE AGE OF 16 SHALL NOT USE THIS POOL.
 - ADULTS SHOULD NOT SWIM ALONE.
 - NO ALCOHOL SHALL BE PERMITTED IN THE POOL AREA.
- NO PERSONS CONSUMING ALCOHOL SHALL BE ALLOWED TO SWIM.
- You must give the Board of Health a written agreement to indemnify (enclosed) and hold harmless the Town and individual members of the Board of Health from claims for any incident or accident in the pool area shall be made with the Board of Health and signed by the operator of the pool, a trustee or Agent thereof.
- You must pass an opening inspection.

In Addition, the Board strongly recommended that an AED be placed in the pool area at The Homes at Swan Pond. Please be mindful that it is likely the Board will make this a **mandatory** requirement for the 2023 pool season. The Board grants this variance because of past conformance with all pool regulations. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

Lifeguard Variance-Home2Suites

Documents/Exhibits

The Board of Health reviewed a variance request submitted by Home2Suites.

MOTION: Made by Stephan Schaub that the Board of Health grants the request with the following conditions:

- You must give the Board of Health a written agreement to indemnify and hold harmless the Town and individual members of the Board of Health from claims for any incident or accident in the pool area. The Walpole Board of Health must be named in the indemnification agreement.
- Post warning signs in a conspicuous location that include:

- WARNING- NO LIFEGUARD ON DUTY.
 - CHILDREN UNDER THE AGE OF 16 SHALL NOT USE THIS POOL WITHOUT AN ADULT BEING PRESENT
 - ADULTS SHOULD NOT SWIM ALONE.
 - NO ALCOHOL SHALL BE PERMITTED IN THE POOL AREA.
 - NO PERSONS CONSUMING ALCOHOL SHALL BE ALLOWED TO SWIM.
- In addition to the full time chief engineer who will also be a Certified Pool Operator, DV Realty Partners will engage the services of an outside CPO contractor to monitor pool chemicals and pool regulations during those times when the chief engineer is not on duty during operating hours.
 - At least one AED be obtained and maintained in close proximity to the pool in the pool area.
 - All of the front desk staff is trained in emergency response procedures relative to what they may need to do should there be an emergency situation in the pool area. (e.g. responding to the telephone in pool area)
 - Guests using the pool will obtain a pool keycard at the front desk in order to enter the pool area and for the pool bathing load to be monitored during hours of operation. (4 times a day per code at a minimum needs to be recorded).
 - Someone on staff and present at Home 2 Suites, 2375 Boston Providence Highway, is CPR, first aid, and AED certified during all hours the pool is open.
 - You must pass an opening inspection.
- Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

Lifeguard Variance-The Education Cooperative

Documents/Exhibits

The Board of Health reviewed a variance submitted by The Education Cooperative.

MOTION: Made by Mona Bissany the Board of Health grants the variance with the same conditions as previous years. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

Planning Board request for comment- Site Plan Approval-Dunkin'-51 Route 1

Documents/Exhibits

The Planning Board is requesting comments on a site plan approval to create a building addition to 51 Boston Providence Highway. The site is previously developed as a Dunkin' and contains existing parking, driveways, and a single-lane drive-thru. The applicant proposes a building addition to add a second drive-thru window and to widen the existing drive-thru to two lanes. Parking spaces a proposed to be reconfigured and the drive-thru lanes are proposed to be re-graded. The applicant also proposes to add an outdoor dining area. The proposed plan includes the construction of a new enclosed dumpster. The Health Department recommends a recycling container be included with the trash container, per the MA Waste Disposal Ban. The Health Department also notes that the addition of outdoor seats would change the required permit to a medium sized food establishment.

MOTION: Made by Mona Bissany that the Board of Health has no concerns, however, they request that a recycling container be included with the trash container, per the MA Waste Disposal Ban. The Health Department also notes that the addition of outdoor seats would change the required permit to a medium sized food establishment. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

Planning Board request for comment- 24 Heidi Street

Documents/Exhibits

The Planning Board is requesting comments on a definitive subdivision at 24 Heidi Street proposal to construct a single-family residence on the existing undeveloped lot. The proposal also includes the intent to make improvements to the existing roadway from the Wendy Street intersection to create adequate and safe access for the single-residence on Heidi Street. The proposed dwelling would not be located on town sewer, therefore, an onsite septic system would be installed on the property. Soil tests have been completed by engineer; Jaime Bissonnette and witnessed by Melissa Ranieri on May 19, 2021. As of this date, no proposed septic design plans have been submitted to the health department. The subdivision will be connected to town water.

MOTION: Made by Stephan Schaub that the Board approves the plan. The Board would like to make the applicant aware that a septic plan must be submitted to the health department for review. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

Conservation Commission- request for comment-Notice of Intent-295 Union Street

Documents/Exhibits

The Conservation Commission is requesting comments on a Notice of Intent for 295 Union Street. The proposed project consists of repairing, replacing, and expanding paved parking areas as well as circulation drives, pavement striping, and new curbing and parking lot islands. Also, external and internal building improvements such as removing, replacing or adding doors, stairways, ramps, and platforms; utility improvements including a new gas line, new sewer pump and sewer line, and electrical upgrades, including a new transformer with pad and lowering of a water line to provide additional/required cover. The proposed project is located within the 100' buffer zone. The proposed property is connected to town water.

MOTION: Made by Richard Beauregard that the Board of Health is not in favor of construction within the wetland buffer zone. The Board continues to urge applicants to adopt the standard best practices for mosquito mitigation, work with Norfolk County Mosquito Control for spraying and standing water treatments and institute regular cleaning of gutters. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

Conservation Commission- request for comment- Notice of Intent- Northwood Estates

Documents/Exhibits

The Conservation Commission is requesting comments on a Notice of Intent and Land Disturbance Permit for Northwood Estates IV off Delaney and Dover Drives. The applicant is proposing to develop the property located off Delaney and Dover Drives and construct a series of roadways with utilities, drainage, and related grading to provide access and egress to 13 single family dwellings. The proposed project is located within the 100' buffer zone. The property is connected to town water and town sewer.

MOTION: Made by Mona Bissany that the Board of Health is not in favor of new construction within the wetlands and has 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 to 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. Seconded by Richard Beauregard. VOTE: 3-0-0 UNANIMOUS.

Conservation Commission- request for comment- Land Disturbance Permit- Northwood Estates

Documents/Exhibits

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MOTION: Made by Richard Beauregard that the Board of Health is not in favor of new construction within the wetlands and has 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 to 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. Seconded by Mona Bissany. VOTE: 3-0-0 UNANIMOUS.

MOTION TO ADJOURN: Made by Mona Bissany. Seconded by Stephan Schaub. VOTE: 3-0-0 UNANIMOUS.

Meeting closed at 8:45pm