

March 31, 2020

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

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

Approval of Minutes from the March 24, 2020 Board of Health meetings:

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

Weekly COVID19 Town update from Town Administrator, Jim Johnson and Health Director, Melissa Ranieri.

Definitive Subdivision-Alsarabi Estates- 32 Starlight Drive

Prior to making a motion regarding this application, the Board of Health would like to request Project Engineer, Daniel Merrikin of Legacy Engineering to participate in the Boards next meeting to be held on April 7, 2020 via Zoom conference call. Application to be placed on the Board of Health Agenda for the upcoming April 7, 2020 meeting.

Comprehensive Permit Application & Notice of Public Hearing-Cedar Crossing and Cedar Edge, (51-53-55 Summer Street).

Documents/Exhibits.

The Board of Health reviewed for comment a Comprehensive Permit Application & Notice of Public Hearing-Cedar Crossing and Cedar Edge, (51-53-55 Summer Street).

MOTION: Made by Carol Johnson that the Board of Health would like to reiterate comments made by previous Health Director, Robin Chapell on October 16, 2019 including the following:

- 1) Clubhouse/pool area:
 - a. The Health Department will need to review the pool design to make sure it meets code
 - b. The Health Department will need to at a minimum inspect the pool yearly
 - c. This department has local regulations that they would need to have a lifeguard on duty during pool operations, especially because children might be in the pool.
- 2) Recycling and trash
 - a. The Board wants to make sure that the applicant has adequate space and pick up schedule for trash and recycling (and that they offer recycling).
- 3) Playground and dog parks-The Board wants to make sure that kids can get to the playground in a safe manner and that it is safe (sidewalks, lighting, perhaps bicycle racks) and cleaned appropriately.
- 4) Maintenance facility-applicant would be required to register their toxic and hazardous materials with the Health Department, the Board also wants to make sure that storage is adequate and away from wetlands
- 5) Energy- Since this is a large project, the Board would strongly recommend the applicant help with carbon footprint and use renewable energy where feasible (eg. Solar water heaters, solar street lights, even solar on roofs instead of all gas).
- 6) The Board would like to voice their concerns with global warming, more mosquitoes potentially carrying EEE, and building near wetlands (Cedar Swamps). The Board would require that the applicant provide the Board with a detailed mosquito mitigation plan to review.
- 7) The Board has a concern regarding the impact of cutting down a lot of trees and the loss of species of birds, etc this will create, as well as the increase in coyotes in area with trees taken down.
- 8) Part of the proposed site was a contaminated area under the Mass Contingency Plan (Tracking number RTN 4-3024222 Baker Hughes property). It was determined back in February 2018 that a permanent solution will achieve a condition of no significant risk for current and reasonably foreseeable site uses (applicant should check and verify with DEP and their own Licensed site professional) and document to the Town that the use they propose will also be a condition of no significant risk. Their Phase II Report indicated no significant risk for all areas of the site except groundwater, where some monitoring well concentrations exceed drinking water criteria. The Report found no current pathway between Site contaminants (arsenic, chlorinated VOCs, and DCB) and the Town's water supply to the northwest, but the potential for contaminant movement from a portion of the Site warrants further monitoring. *It would be prudent for the applicant to hire a Licensed Site Professional (LSP) to make certain that these new activities would not have a negative impact on the Town's water supply.*

- a. If during construction, anything unusual is seen, contamination or suspected, the project should stop and an LSP be called on site to investigate.
- 9) The Board also wants the applicant to make certain that the bus stop is safe for the school children and perhaps have an overhang for inclement weather while they wait for the buses, and that the crossing for walkers is safe and that the traffic slows down in that area.

Seconded by Richard Bringhurst. VOTE: 5-0-0

Special Permit-103 Providence Highway Case #04-20

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment a special permit to allow an electronic message sign for Norwood Urgent Care at 103 Providence Highway. The applicant proposes to replace the existing pylon sign with a two sided electronic digital display board and sign.

MOTION: Made by Mona Bissany regarding the special permit for 103 Providence Highway that the Board would recommend the sign be solar powered. Other than this recommendation the Board has no concerns with this special permit request. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS

Comprehensive Permit Application and Notice of Public Hearing "Diamond Hill Estates" – Dupee Street (MAP 35/ parcel 3801)

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment a comprehensive permit application to allow the proposed development which calls for construction of twelve homeownership, non-age restricted condominium townhouses in six buildings on 1.22 acres of land. 25% of the condominiums will be affordable at no more than 80% of the area mean income. The proposed project is not within any wetland areas or buffer zones. There will be two parking spaces provided for each unit. All units will be connected to town water and sewer.

MOTION: Made by Richard Bringhurst that the Board would like to make the applicant aware that a location for trash and recycling disposal must be located on the plan as this project would not fall under the Town's curbside trash pickup. The Board would also request that the approval of this plan be subject to the traffic study review by the Engineering Department. Seconded by Carol Johnson. VOTE: 5-0-0

Notice of Intent-16 New Fisher Lane

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment a notice of intent for the above referenced address. The proposed project consists of installing an in-ground pool and constructing an addition and deck to the existing single family dwelling. The proposed pool, addition, and deck are located within the 100' wetland buffer. The property is connected to both town water and sewer.

MOTION: Made by William Morris that the Board would like the applicant to be aware to take appropriate measures to prevent pool runoff from entering into the wetlands by installing drains around the pool to capture runoff, storing all pool chemicals away from the 100 foot buffer zone and only discharging de-chlorinated pool water from the pool when draining. In addition, the Board urges the applicant 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. Seconded by Richard Bringhurst. VOTE: 5-0-0

Storm and Erosion Control Bylaw Regulations

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment the draft revisions for the stormwater and erosion control bylaw regulations. The proposed revisions incorporate the requirements of the 2016 MS4 Stormwater permit and include procedures for Administrative Review of projects below 40,000 s.f of disturbance (known as Fast Track in the Bylaw). The regulation is based on a model Regulation developed by the Neponset River Stormwater Partnership and revised to fit the Walpole Stormwater and Erosion Control Bylaw. The purpose of these Stormwater Regulations is to protect, maintain and enhance public health, safety, environment, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased runoff, decreased ground water recharge, erosion and sedimentation, and nonpoint source pollution associated with new development and redevelopment of land. The regulation names the Walpole Conservation Commission as the Stormwater Authority.

MOTION: Made by Mona Bissany that the Board is appreciative of the Conservation Commission taking

time to recognize the need for change to eliminate future stormwater and erosion issues. The Board has no specific concerns at this time. Seconded by Richard Beauregard. VOTE: 5-0-0

Notice of Intent-180 Stone Street

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment a notice of intent for the above referenced address. The proposed project consists of constructing an addition to the existing single family dwelling. The proposed work is located within the 100' wetland buffer. The property is connected to both town water and sewer.

MOTION: Made by Richard Beauregard that the Board would like the applicant to know that they are not in favor of construction within the wetland buffer zone. The Board urges the applicant 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. Seconded by Carol Johnson. VOTE: 5-0-0

Abbreviated Notice of Resource Area Delineation-533 Lincoln Road (lots 3 & 4)

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment an abbreviated notice of resource area delineation. The wetland delineation of the site was performed by GLM Engineering Consultants, Inc. but the regulatory authority for determining wetland jurisdiction rests with local, state and federal authorities.

MOTION: Made by William Morris that the Board has no comment at this time. Seconded by Carol Johnson. VOTE: 5-0-0

Spring 2020 Town Meeting-Article 21

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment amendments to the zoning article 21. The proposal looks to amend the Walpole Zoning By-law to include an inclusionary zoning bylaw. The purpose of this bylaw is to produce high-quality dwelling units affordable for qualified households, to facilitate the provision of more diverse housing choices in Walpole, to serve changing demographic and housing needs, to promote geographic distribution of Affordable Housing Units throughout the Town and particularly in areas well served by transit, infrastructure, employment opportunities, medical care, retail, and social services, to prevent the displacement of low- or moderate-income residents of Walpole, and to support the Town in implementing its Housing Production Plan's goals and strategies.

This bylaw would apply to any development resulting in the net creation of six or more total dwelling units but excludes Age Qualified Villages. Development of land subject to this bylaw shall require a Special Permit from the Zoning Board of Appeals. A residential development with 6-12 dwelling units must have 10% affordable housing units, 13-20 dwelling units must have 12.5% affordable housing units, and more than 20 dwelling units must have 15% affordable housing units; but the developer may develop more than the required affordable housing units. Parking requirements for Affordable Housing Units shall be one parking space per dwelling unit but the Zoning Board of Appeals, may at its discretion, reduce the parking requirements to .5 spaces per Affordable Housing Unit in age-restricted developments.

The Zoning Board of Appeals will be charged with administering this bylaw and will promulgate rules and regulations to implement its provision.

MOTION: Made by William Morris that the Board would want to bring to the applicant's attention that it would be the responsibility of the future applicants to provide adequate trash/recycling disposal, as this type of housing would not fall under the Towns curbside trash pickup. In addition, the Board would like to bring to the applicants attention that all projects which fall under the inclusionary zoning bylaw must adhere to the setback requirements of both 310 CMR 15.00: Septic Systems, as well as drinking water well setback requirements. The Board is also requesting that each project under this article appear before the Board of Health to allow the Board the opportunity to address any other project specific public health concerns or requirements. Seconded by Richard Beauregard. VOTE: 5-0-0

Spring 2020 Town Meeting-Article 23

Documents/Exhibits- Deputy Health Agent's summary.

The Board of Health reviewed for comment amendments to the zoning article 23. The proposal looks to amend the Walpole Zoning By-law to amend Section 4 Establishments of Districts to add Stadium Event Parking (SEP). The purpose of this district is to allow the safe and secure operation of private parking lots during events at Gillette Stadium. The SEP District is an overlay district superimposed on the underlying zoning districts. The areas included in this district are within a ½ mile radius from the midline of Water Street at the Town of Walpole and Town of Foxborough boundary.

Stadium event parking will only be for temporary parking of automobiles in conjunction with events taking place at Gillette Stadium. No vehicle will be allowed to block or overhang the public way; there shall be safe ingress and egress from the property; each parking space must be at least 166 square feet; and the Town may recommend fewer vehicles in an advisory report to the Building Commissioner in order to preserve safety, site circulation, conservation, and community impact. All applications for Stadium Event parking in the SEP overlay are subject to limited site plan review.

MOTION: Made by Richard Bringhurst that the Board feels that it is appropriate that they be included in each review regarding stadium parking applications. The Board wants to express the importance of providing: restrooms, parking spaces located on impervious surfaces, proper means of trash disposal as well as sidewalks and lighting to and from designated parking area to maintain pedestrian safety. Seconded by Mona Bissany. VOTE: 5-0-0

The Board would like to reiterate their appreciation towards Associate Board Member, Karen Teeley as this will be her last meeting since she will not be renewing her membership due to a conflict in her schedule moving forward. The Board expressed their gratitude in having Karen on the Board over the last year and wish her the best on her future endeavors.

Due to the rapidly evolving COVID19 crisis, the Board of Health will continue to meet every Tuesday at 7:30pm via Zoom conference call.

MOTION TO ADJOURN: Made by William Morris. Seconded by Mona Bissany. VOTE: 5-0-0
UNANIMOUS.

Meeting closed at 8:12pm