

March 6, 2018

Meeting opened: 7:30pm., Room 112, Town Hall  
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringhurst;  
Richard Beauregard, Mona Bissany (7:35pm)  
Members Absent: Stephan Schaub

**MOTION:** Made by Carol Johnson that the Board of Health accept the minutes of the February 20, 2018 meeting as presented. Seconded by Richard Bringhurst. VOTE: 3-0-1.  
3 – in favor – William Morris, Carol Johnson, Richard Bringhurst  
1 – abstained – Richard Beauregard

Definitive 11 Lot Subdivision Plan-Nichols Pond Lane:

**Documents/Exhibits-Definitive Subdivision Plan (on file Planning Board); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Definitive 11 Lot Subdivision Plan- Nichols Pond Lane for a proposed cul-de-sac roadway with 11 proposed residential house lots.

**MOTION:** Made by Carol Johnson that regarding the Definitive 11 Lot Subdivision Plan-Nichols Pond Lane the Board would like to reiterate previous comments concerning new construction in the buffer zone as well as the sidewalk extending around the entire cul-de-sac. The Board of Health would recommend that the grass strip that is proposed on the south side of the street be replaced with a sidewalk so that the sidewalk not only extends around the cul-de-sac but also down the other side of the street. The Board would also like to be sure that adequate street lighting is provided since only three street lights are proposed for the development. Seconded by Richard Beauregard. VOTE: 5-0-0 UNANIMOUS.

Site Plan Approval-Case#18-02; Special Permit Case # 18-03, 767-777 East Street (Walpole Woodworkers Site):

**Documents/Exhibits-Site Plan Approval (on file Planning Board); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Site Plan Approval-Case#18-02; Special Permit Case # 18-03, 767-777 East Street (Walpole Woodworkers Site) for a proposed 186 unit age restricted condominium development project located at the Walpole Woodworker's site.

**MOTION:** Made by Mona Bissany that regarding the Site Plan Approval-Case#18-02; Special Permit Case # 18-03, 767-777 East Street (Walpole Woodworkers Site) the Board strongly opposes new construction in the buffer zone. In addition, the Board would like to confirm that both trash and recycling services will be provided by a private contractor as these condominiums do not fall under Town trash/recycling collection and that an awning be provided over the bench located on the East Street entrance of the property to shield individuals from inclement weather, especially if this is going to be a proposed bus stop location. Seconded by Carol Johnson, VOTE: 5-0-0 UNANIMOUS.

Request for Determination- 399 Lincoln Road, Home for Little Wanderers-Longview Farms Campus:

**Documents/Exhibits- Request for Determination (on file Conservation Commission); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Request for Determination Application to construct a combination of a chain-link and architectural fence around the perimeter of the campus located at 399 Lincoln Road. At this time Board Member Carol Johnson vocalized her concerns regarding the proposal to construct a fence around the perimeter of the campus as she feels that it will limit the children from experiencing nature and that it will have a negative impact on the health and wellness of the children residing at the Home for Little Wanders.

**MOTION:** Made by William Morris that the Board of Health has no comments regarding the Request for Determination for 399 Lincoln Road. Seconded by Richard Bringhurst. VOTE: 4-1-0.  
4 – in favor – William Morris, Richard Bringhurst, Richard Beauregard, Mona Bissany  
1 – opposed – Carol Johnson

Request for Determination-Wall Street Development Corp. 48 Burns Ave./vacant land off Burns Avenue:

**Documents/Exhibits- Request for Determination (on file Conservation Commission); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Request for Determination Application to allow the proposed removal and cleaning of fallen trees, dead trees and fallen branches, removal of any surface debris and removal of any visible demolition material and rubbish.

**MOTION:** Made by Mona Bissany that the Board of Health has no specific concerns with this application. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent-10 Rainbow Pond Drive:

**Documents/Exhibits-Notice of Intent (on file Conservation Commission); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Notice of Intent-10 Rainbow Pond Drive, for an Aquatic Management Program at Rainbow Pond to control nuisance and non-native plant algae growth utilizing treatment with USEPA/MA State registered aquatic herbicide and algaecide.

**MOTION:** Made by William Morris that the Board of Health has no comments regarding the the Notice of Intent for 10 Rainbow Pond Drive. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent-Franklin Branch Mile Posts 21.40 & 21.31:

**Documents/Exhibits-Notice of Intent (on file Conservation Commission); Deputy Health Agent's summary.**

The Board of Health reviewed for comment Notice of Intent for Franklin Branch Mile Posts 21.40 & 21.31 for the proposal to replace a structurally deficient culvert at both noted locations.

**MOTION:** Made by William Morris that the Board of Health has no comments regarding the Notice of Intent for Franklin Branch Mile Posts 21.40 & 21.31. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent-767-777 East Street (Walpole Woodworkers Site):

**Documents/Exhibits-Notice of Intent (on file Conservation Commission); Deputy Health Agent's summary.**

The Board of Health reviewed for comment the Notice of Intent for 767-777 East Street (Walpole Woodworkers Site) for a proposed 186 unit age restricted condominium development project located at the Walpole Woodworker's site. A portion of the proposed project is within the 100' buffer zone.

**MOTION:** Made by Richard Beauregard that the Board of Health strongly opposes new construction in the buffer zone. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Request for Determination-Supa Sales & Service, LLC/Supa Sales-1900 Main Street:

**Documents/Exhibits- Request for Determination (on file Conservation Commission).**

The Board of Health reviewed for comment the Request for Determination Application to allow the removal of a failed onsite septic system and the construction of an approved onsite septic system.

**MOTION:** Made by Carol Johnson that the Board of Health has no concerns regarding the Request for Determination application for 1900 Main Street. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Special Permit Case# 05-18- 1900 Main Street

**Documents/Exhibits- Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent's summary.**

The Board of Health reviewed for comment a Special Permit application to request an update of usage to an existing Special Permit. The purpose of this request is to submit prior existing conditions to become compliant with current conditions. In addition to updating the existing Special Permit, the applicant is seeking some additional usage under the current permit including the following: The repair of outside vehicles, outside storage of vehicles, rental of U-Haul vehicles and metal fabrication and welding. This property has a failed cesspool onsite.

**MOTION:** Made by William Morris that the Board of Health is strongly opposed to allowing any additional projects and/or services at 1900 Main Street until the owners of the establishment demonstrate compliance with previously identified orders associated with the property. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Special Permit Case# 06-18- 1327 Main Street:

**Documents/Exhibits- Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent's summary.**

The Board of Health reviewed for comment a Special Permit application to allow a drive-up door/window for dry cleaning pickup.

**MOTION:** Made by Carol Johnson that the Board of Health has no concerns regarding the Special Permit application for 1327 Main Street. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Lifeguard Variance-Washington Green:

**Documents/Exhibits- Variance Request from Washington Green Condominiums**

The Board of Health reviewed the Lifeguard Variance Request to allow Washington Green Condominiums to operate the swimming pool without a lifeguard for the 2018 pool season.

**MOTION:** Made by Mona Bissany that the Board of Health denies the requested lifeguard variance for the Washington Green Condominium pool as the Board strongly believes that not having a lifeguard on site will have a negative impact on the safety of the patrons using the pool facility. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

New Business:

Permit Fees:

Health Director Robin Chapell presented the Board of Health with recommended changes to the current Health Department permit fees.

**MOTION:** Made by Bill Morris that the Board of Health approves the recommended changes to current Health Department permit fees. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

**MOTION TO ADJOURN:** Made by William Morris to close Board of Health meeting at 8:27pm. Seconded by Carol Johnson