

March 7, 2023

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

Members Present: Richard Beauregard, Chair; Rachel Jackson, Clerk; Mona Bissany; Stephan Schaub; Danielle Munro; Jeffrey Rosenspan

Also Present: Bill Hamilton

Members Absent: Richard Bringhurst; Brenda Healy

Approval of Minutes from the February 7, 2023 Board of Health meeting.

MOTION: Made by Mona Bissany that the Board of Health approves the minutes as written. Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS.**

Planning Board request for comment-Site Plan Approval-Renmar Ave & West Street

Documents/Exhibits

The Planning Board is requesting comments for a modified Site Plan Approval in conjunction with its request for an Age Qualified Village 10 (AQV 10) and Special Permit and a Water Resource protection Overlay District Special Permit, to allow development of the subject property. The proposed project includes the construction of one-hundred (100) single-family, detached residential condominium homes and one clubhouse/property maintenance facility at the subject property. The Board last saw this project at its December 17, 2019 meeting and commented that they are opposed to construction within the bordering vegetative wetland areas. The Board emphasized the impact of health concerns regarding mosquitos in the wetlands area. The Board also asked that the sidewalks be constructed on both sides of the street including the cul-de-sac streets. The modified site plan includes the relocation of some of the homes adjacent to the Forrest Road neighborhood, relocation of some of the storm-water utilities, modifications to the visitor parking throughout the site, and relocation of the community clubhouse closer to the entrance of the site.

MOTION: Made by Mona Bissany that the Board of Health is opposed to construction within the bordering vegetative wetland areas. The Board was informed of mosquito mitigation strategies at the December 17, 2019 Board of Health meeting and would like to confirm that those measures are still in place. They are as follows:

- A designated person to work with Norfolk County Mosquito Control two times every spring to preform mosquito treatments for the on-site wet basin as well as the remainder of the property.
- An annual gutter cleaning conducted during the early spring months.
- The installations and maintenance of an active fountain in the stagnant water found in wet basin #3.
- Biological tablets (briquettes) to be provided for all catch basins found on the property.

Seconded by Stephan Schaub. **VOTE: 3-0-1**

Planning Board-request for comment-2023 Spring Town Meeting-Zoning Articles

Documents/Exhibits

The Planning Board is requesting comments on proposed revisions to the Town of Walpole zoning articles. The proposed revisions include changes to the definition and requirements for accessory in-law suites, appeal parameters for site plan approvals, required setbacks for different districts, parking regulations, and special permitting for excavation.

MOTION: Made by Richard Beauregard that the Board of Health reviewed the applicable articles and heard concerns from resident Bill Hamilton regarding town water usage. The Board noted that they would pay attention to future construction and the potential impact that may have on the town water supply. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

MOTION TO ADJOURN: Made by Richard Beauregard. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Meeting closed at 7:40