

May 17, 2022

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

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

Also Present: Marie Hosking 39 Pine St

Member Absent: Richard Bringham

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the May 3, 2022 Board of Health meeting:

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

Animal Permit- 39 Pine Street

Documents/Exhibits

The Board of Health reviewed an animal permit application requesting approval to house chickens at 39 Pine Street. Animal Inspector Henry Cerqueira found no issues with this request.

MOTION: Made by Carol Johnson that the Board of Health has no concerns. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Lifeguard Variance-Redwood Mews

Documents/Exhibits

The Board of Health reviewed a variance request submitted by Redwood Mews Condominiums. The variance is in relation to the regulation governing the minimum standards for Lifeguards of public & semi-public swimming pools in the Town of Walpole. The request is in accordance with the Commonwealth of Massachusetts, Department of Public Health Section 435.23 Lifeguards, which states that “the operator shall provide one or more lifeguards 16 years of age or older.”

MOTION: Made by Stephan Schaub that the Board of Health grants the request for the Lifeguard Variance upon completion of the scheduled inspection by the Health Department. The BOH requires that the appropriate warning signs are posted around the pool and that the Redwood Mews Condominiums submit to the Town of Walpole Board of Health, a standard indemnification agreement. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS.**

Lifeguard Variance-Fairfield Inn

Documents/Exhibits

The Board of Health reviewed the lifeguard variance request for Fairfield Inn.

MOTION: Made by Mona Bissany that the Board of Health votes to continue the current lifeguard variance with the same conditions previously approved. These conditions are as follows:

- CPO (Certified Pool Operator) is on site at all times during open pool hours.
- Warning signs are posted around the pool
- Children under the age of 16 shall not use the pool without adult supervision
- Guests using the pool check in at the front desk prior to entering the pool area
- Staff present during all hours that the pool is open are CPR certified. The BOH requires that staff is trained to administer first aid and in the use of the AED.
- At least one AED is available in the pool area.
- Standard indemnification agreement submitted to the Town of Walpole Board of Health.

Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS.**

Zoning Board of Appeals-request for comment-Darwin Lane

Documents/Exhibits

The Zoning Board is requesting comments for a comprehensive permit 40B application at The Residence at Darwin Commons. The applicant is requesting to construct 28 non-age restricted townhouses within (6) six buildings located on Darwin Lane. The proposed development site consists of approximately 3.44 acres of land. Twenty-five percent of the condominiums will be affordable at no more than 80 percent of the area median income and will be counted towards the Town’s 10% affordable housing requirement. The proposed project will utilize town water and town sewer. The proposed plan shows existing sidewalks on Darwin

Lane. The health department recommends the construction of sidewalks throughout the proposed development and that adequate lighting is provided on the street. The health department recommends that bike racks are included to promote a healthy lifestyle. The health department also recommends that a gated dumpster is included with a separate trash and recycling container in accordance with the MA Waste Disposal Ban.

MOTION: Made by Mona Bissany that the Board of Health is not in favor of new construction within the wetlands buffer zone 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. The Board also recommends that there be adequate lighting, sidewalks throughout the development and that bike racks are available. As well as providing trash and recycling for residents in order to comply with the Massachusetts Waste Ban. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS.**

Zoning Board of Appeals-request for comment- 9 & 15 Pinnacle Drive

Documents/Exhibits

The Zoning Board is requesting comments for a comprehensive permit 40B application at The Residence at Pinnacle Point. The applicant is requesting to construct 28 non- age restricted condominium townhouses on approximately 4.09+/- acres located on 9 and 15 Pinnacle Drive. Twenty-five percent of the condominiums will be affordable at no more than 80 percent of the area median income and will be counted towards the Town's 10% affordable housing requirement. The proposed project will utilize town water and town sewer. The health department recommends the construction of sidewalks throughout the proposed development and that adequate lighting is provided on the street. The health department recommends that bike racks be included to promote a healthy lifestyle. The health department also recommends that a gated dumpster is included with a separate trash and recycling container in accordance with the MA Waste Disposal Ban.

MOTION: Made by Richard Beauregard that the Board of Health is not in favor of new construction within the wetlands buffer zone 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. The Board also recommends that there be adequate lighting, sidewalks throughout the development and that bike racks are available. As well as providing trash and recycling for residents in order to comply with the Massachusetts Waste Ban. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Planning Board-request for comment-1429 Main Street

Documents/Exhibits

The Planning Board is requesting comments on a Definitive Subdivision Plan. The property is located off the end of Marion Street. The lot would be divided to allow for the extension of Marion Street and the addition of a single-family house lot. The lot would be on town water and will have an onsite sewage disposal system. The site currently consists of an existing commercial building that was recently constructed in the portion of the lot that is zoned for business. The remaining portion of the lot, zoned for single-family residential use, will be subdivided from the business portion of the lot by extending Marion Street.

MOTION: Made by Mona Bissany that the Board of Health would like to reiterate its comments from the May 18, 2021 BOH meeting, which stated that the Board has no comments. Prior to construction, the proposed septic plan must be submitted to the Health Department for review. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS**

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

Meeting closed at 8:15pm

