

May 3, 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: Madison Clark- observing

Member Absent: Richard Bringham;

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the April 12, 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.**

Planning Board-Revised Site Plan-173 High Street

**Documents/Exhibits**

The Planning Board is requesting comments on a revised site plan approval to allow the redevelopment of the site to construct a new mixed-use building with first floor commercial and two upper residential stories (10 residential units) along with driveways, parking areas, landscape areas, utility systems, and stormwater management systems. Commercial tenants are unknown at this time. The proposed project will utilize town water and town sewer. The plan shows existing sidewalks on High Plain Street as well as sidewalk around the perimeter of the building from the parking lot. The proposed plan also shows lighting in the parking lot as well as a gated dumpster area. The Board of Health voted unanimously that they recommended, per the MA Waste Disposal Ban, a recycling container be included with the trash container, in order to be implemented by occupants of the building. The revised site plan indicates that the gated dumpster enclosure includes both trash and recycling.

**MOTION:** Made by Carol Johnson that the Board of Health has no concerns. The Board also noted that they were pleased that concerns previously mentioned by the BOH were addressed. Seconded by Mona Bissany. **VOTE: 4-0-0 UNANIMOUS.**

Zoning Board of Appeals- request for comment-Revised Special Permit-173 High Plain Street

**Documents/Exhibits**

The Board of Appeals is requesting comments on a special permit to allow the two upper floors of a proposed three story building to be used for residential use. The applicant is proposing to demolish the existing single-family residential structure at 173 High Plain Street and construct a three-story mixed used building with commercial uses on the first floor with the two upper floors being used for 10 residential units along with driveways, parking areas, landscape areas, utility systems and stormwater management systems. The proposed project will utilize town water and town sewer. The Board of Health last reviewed this plan at their February 1, 2022 meeting and voted unanimously that there were no comments at that time.

**MOTION:** Made by Richard Beauregard that the Board of Health has no concerns with this request. Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS.**

Planning Board-request for comment-Warwick Road Extension

**Documents/Exhibits**

The Planning Board is requesting comments on a Preliminary Subdivision Plan to allow the extension of Warwick Road approximately 125 feet and the construction of two new single-family house lots. The property is identified on Assessor Map 56, Parcels 89 and 90, containing approximately 7.2 acres. Two existing dwellings have frontage along Summer Street. The proposed project will utilize town water and town sewer. The plan shows existing sidewalks on Warwick Road. The health department recommends that the existing sidewalk continue with the extension of Warwick Road and that adequate lighting is provided on the street.

**MOTION:** Made by Mona Bissany that the Board of Health approves the plan. The BOH recommends that the existing sidewalk continue with the extension of Warwick Road and that adequate lighting is provided on the street. Seconded by Carol Johnson. VOTE: 4-0-0 UNANIMOUS.

Conservation Commission-request for comment-Notice of Intent-5 Cardinal Lane

**Documents/Exhibits**

The Conservation Commission is requesting comments on a Notice of Intent for the above referenced address. The applicant proposes to construct a stone or paver patio, two tiered concrete block retaining wall and install new landscaping in the rear yard. No work is proposed within the 25' wetlands buffer no disturb zone. Existing stone patio, walls and stairs will be removed. The rear yard grade will be raised to the existing patio elevation utilizing clean fill. The new grade will slope to the upper retaining wall. The area between the patio and upper retaining wall will be seeded with turf grass. Per the applicant, erosion and sedimentation controls will be installed prior to the start of construction activities and will remain properly maintained throughout the construction process, until all disturbed soil has been stabilized and re-vegetated. All excavated material not scheduled for reuse will be removed from the site.

**MOTION:** Made by Stephan Schaub that the Board of Health has no concerns. 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: 4-0-0 UNANIMOUS.

Conservation Commission-request for comment- 18 Deborah Drive

**Documents/Exhibits**

The Conservation Commission is requesting comments on a Request for Determination for the above referenced property. The proposed project is a repair to the current onsite septic system. The repair consists of installing a new pump and pump chamber in proximity to the existing septic tank and a force main from the pump chamber to a d-box and leaching chambers at the rear of the lot where the septic system will be constructed more than 50 feet from wetlands, as required by Title 5. There will be no stockpiling of excavated earth material at the site. All disturbed areas will be covered with loam and seeded.

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

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

Meeting closed at 8:09pm