

October 1, 2019

Meeting opened: 7:30pm., Room 112, Town Hall

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

Members Absent: Mona Bissany and Richard Beauregard.

MOTION: Made by William Morris that there is not a quorum of members present from the July 16, 2019 meeting or the September 17, 2019 meeting, therefore comments regarding approval of minutes for the July 16, 2019 meeting and the September 17, 2019 meeting will be held until the next Board of Health meeting on October, 15, 2019.

Public Hearing Draft Regulations for the Sale of Hemp Derived Products (CBD) in the Town of Walpole:

MOTION: Made by William Morris to open the public hearing regarding the Draft Regulations for the Sale of Hemp Derived Products (CBD) in the Town of Walpole: Roll Call: Richard Bringhurst - aye; Carol Johnson - aye; William Morris - aye 7:35pm

William Morris made note that there was no public present at the public hearing. At this time Health Director Robin Chapell spoke to the Board about statewide vape ban which was implemented by Governor Charles Baker on September 24, 2019 after declaring the current vape epidemic a public health emergency. Mrs. Chapell informed the Board of Health that all 21 tobacco permit holders were paid a visit by the Health Department staff where a cease and desist letter was issued. During such visits it was brought to the attention of the Health Department staff that such tobacco license holders had received the documents which were sent to them from the Health Department regarding CBD draft regulations and had already gone ahead and removed any CBD products that they were currently selling in their establishments. One establishment was still selling CBD products during their onsite visit and informed the Health Agent that they had not received such documentation. After the visit this Health Agent sent over the documentation regarding draft CBD regulations. Chairman William Morris requested that the Draft Regulations for the Sale of Hemp Derived Products (CBD) be placed on the October 15, 2019 Board of Health meeting agenda so that the Board could make a motion. Public Hearing closed at 7:43pm.

Order of Conditions, Lot 2 Lost Brook Trail.

Documents/Exhibits-Order of Conditions (on file Conservation Commission)-Deputy Health Agent's summary.

The Board of Health reviewed for comment the amended Order of Conditions to replace the 5' by 8' box culvert under the driveway with a 72" round corrugated metal culvert pipe. A portion of the property is located within the wetlands with the proposed home being located within the 100' buffer zone. Proposed home is to be located on both town sewer and water.

MOTION: Made by William Morris regarding the Order of Conditions that the Board voted unanimously that they are in opposition to new construction within the wetlands and add their concerns regarding mosquito borne illnesses including EEE and West Nile which are more prevalent in wetland areas. The Board does not have any objection to the proposed culvert for the amended Order of Conditions. Seconded by Carol Johnson. VOTE: 3-0-0 UNANIMOUS.

Notice of Intent, 23 Old Town Road.

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 a proposed project consisting of building a 3 car garage over the existing driveway. A portion of the proposed 3 car garage is located within the 25' wetland buffer. The Board previously looked at this property at the April 16, 2019 Board of Health meeting for the installation of an in ground swimming pool. At this time, the Board voted unanimously that we are not in favor of constructing a swimming pool within the 100' buffer zone. However, recognizing that approval may be granted and requested that all the appropriate measures be taken to prevent pool runoff from entering the wetlands, that all pool chemicals are stored away from the 100' buffer zone and that only de-chlorinated pool water is discharged from the pool when draining. The property does have an existing onsite septic system designed to accommodate a 4 bedroom home.

MOTION: Made by Carol Johnson regarding the Notice of Intent for 23 Old Town Road that the Board voted unanimously that they are in opposition to new construction within the wetlands and add their concerns regarding mosquito borne illnesses including EEE and West Nile which are more prevalent in wetland areas. The Board of Health also wants to make the applicant aware that the current onsite septic system for this address is designed for a 4 bedroom home and therefore the existing home with the new proposed addition cannot exceed 4 bedrooms and also more than 9 total rooms per title 5, unless the onsite septic systems is upgraded. Seconded by Richard Bringham. **VOTE: 3-0-0 UNANIMOUS.**

Special Permit 9 Country Club Drive Case #23-19

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

The Board of Health reviewed for comment a special permit to allow the construction of an in-law attached to existing structure. Proposed project will also consist of constructing an addition to the main house above the proposed in-law as well as a kitchen bump out. Property is located on town water and does have an onsite septic system. Onsite septic system was installed in 2015 and was designed to accommodate a 4 bedroom home.

MOTION: Made by William Morris regarding the Special Permit for 9 Country Club Drive that the Board voted unanimously that they have no objections to the proposed attached in-law; however the Board wants the applicant to be aware that the existing onsite septic system for this address is designed to accommodate a 4 bedroom home and therefore the existing home with the new proposed addition cannot exceed 4 bedrooms and also more than 9 total rooms per title 5, unless the onsite septic systems is upgraded. Seconded by Richard Bringham. **VOTE: 3-0-0 UNANIMOUS.**

Special Permit & Variance Request 990 Boston Providence Highway Case #22-19

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

The Board of Health reviewed for comment a Special Permit and Variance Request for a proposed La Quinta hotel to be located next to Applebee's on Route 1. A special permit is being requested to allow alteration, expansion or extension of nonconforming parking within the setback. The applicant is also requesting a variance to allow a maximum building height of no more than sixty-five feet in five stories where forty-five feet and four stories are allowed. The proposed 5 story hotel will have 116 rooms. A swimming pool is not proposed for this project. A covered walkway to the existing Applebee's will be provided. The health department will need to review dumpster location for trash/recycling storage. The applicant would be responsible for submitting required food permits applications for any food operations within the hotel. Since this hotel is partially in Walpole and partially in Sharon jurisdiction would need to be determined for such permitting as well as routine inspections of the hotel.

MOTION: Made by Carol Johnson regarding the Special Permit and Variance Request for 990 Boston Providence Highway that the Board voted unanimously that they have no specific concerns at this time. Seconded by Richard Bringham. **VOTE: 3-0-0 UNANIMOUS.**

Special Permit 2181 Boston Providence Highway Case #21-19

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

The Board of Health reviewed for comment a special permit to allow the alteration, extension or expansion of the existing non-conforming accessory sign (billboard) at 2181 Providence Highway. The applicant proposes to replace the existing two-sided billboard with a two sided billboard on a monopole.

MOTION: Made by Carol Johnson regarding the Special Permit that the Board voted unanimously that they have no specific concerns. Seconded by Richard Bringham. **VOTE: 3-0-0 UNANIMOUS.**

Special Permit 960 West Street Case #20-19

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

The Board of Health reviewed for comment a special permit to allow the construction of an in-law addition to an existing residential home. Property is located on town water and does have an onsite septic system. Onsite septic system was installed in 1994 and was designed to accommodate a 3 bedroom home. A deed recording is on file with the Health Department restricting the number of bedrooms to 3.

MOTION: Made by William Morris regarding the Special Permit that the Board voted unanimously that they want to make the applicant aware that the current onsite septic system for this address is designed to accommodate a 3 bedroom home and therefore the existing home with the new proposed addition cannot exceed 3 bedrooms and also more than 7 total rooms per title 5, unless the onsite septic systems is upgraded. Seconded by Carol Johnson. **VOTE: 3-0-0 UNANIMOUS.**

Site Plan Approval Case #19-11 & Special Permit Case #19-12, Rolls Royce

Documents/Exhibits-Special Permit & Special permit (on file Planning Board); Deputy Health Agent's summary.

The Board of Health reviewed for comment a Site Plan Approval and Special Permit for the above referenced address. The site is located on the southwest side of Norfolk Street and is currently occupied by Rolls-Royce manufacturing facility. The site contains approximately 918,306 sq. ft. of land and is occupied by four single story commercial buildings as well as several outbuildings, outdoor material storage and laydown areas, associated parking, landscaped areas, utilities, woods and wetlands, The proposed addition will be an expansion of building #3 to allow the tear down of materials to be completely inside, covered storage or materials (currently stored outside) and an area to tear down certain large turbines and perform measurements. There will also be a covered area for dumpsters and two large forklifts currently stored outside. No alterations are proposed to the remaining buildings on the site. The Site Plan Review is required to complete the following: demolition of the existing paved laydown area and the construction of a 30,651 s.f. addition to the southwest corner of building #3, a 2,150 s.f. shed for equipment and dumpster storage, the construction of a 20 ft. wide fire lane along the perimeter of the building and a new 21,750 s.f. paved laydown area, together with the associated paved parking areas, landscaping, stormwater management components and utilities. A Special Permit is required to allow a non-residential use that will render impervious more than 15% or 2,500 s.f. of the lot, but not more than the impervious coverage permitted in the underlying district (LM: 70%). The Board previously looked at this plan at the May 21, 2019 meeting and voted unanimously that you, the Board have no concerns with the plan.

MOTION: Made by William Morris regarding the Site Plan Approval and Special Permit for 990 Boston Providence Highway that the Board voted unanimously that they have no comments at this time. Seconded by Richard Bringham. **VOTE: 3-0-0 UNANIMOUS.**

Old/New Business:

Vaping Sales Monitoring- Following the statewide vape ban which was implemented by Governor Charles Baker on September 24, 2019; cease and desist orders were hand delivered to all tobacco permit holders by the Walpole Health Department staff to assure compliance. Associate Board of Health Member and Walpole School Nurse, Rachel Jackson spoke about a vape cessation program through Caron.org starting at the Walpole High School. The program will be used for both voluntary and potential discipline measures. Mrs. Jackson spoke highly of the program and feels that the program does a great job of acknowledging that vape cessation is a process. Mrs. Jackson also feels that the context of the program is extremely relatable to the students and does not come off preaching to the students but rather educating them and giving the tools they need to quit. The Caron program will take place right after school beginning at 2:05pm and will be 40 minutes long. High school staff is cognizant of the student's time and therefore does not want this program to impede on other after school activities. Mrs. Jackson also informed the Board of Health that the Walpole High School is also working with Mass General Hospital on a research study pertaining to THC in vape products. Mass General Hospital is looking to get data and therefore high school students will be asked to complete a survey. All students will participate unless they opt out. Mrs. Jackson agreed to update her fellow Board members as well as the Health Department staff as both these project progress.

MOTION: Made by William Morris to adjourn. Seconded by Carol Johnson. **VOTE: 3-0-0 UNANIMOUS.** Meeting Closed: 8:21pm