

October 5, 2021

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

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

Members Absent: Richard Bringhurst,

Also Present: Jonathan Ash, Legal Representative for HFLW & Rebecca Reed, Campus Director for HFLW

Weekly COVID19 Town update from Health Director, Melissa Ranieri

Approval of Minutes from the September 21, 2021 Board of Health meeting:

**MOTION:** Made by Mona Bissany that the Board approves the minutes as amended. Seconded by Carol Johnson. **VOTE: 4-0-0 UNANIMOUS**

Septic Varaince-2195 Main Street

**Documents/Exhibits- Deputy Health Agent's summary.**

The Board of Health reviewed a request from John Glossa of Glossa Engineering. Mr. Glossa is requesting approval from the BOH for an upgrade to a failed septic system at 2195 Main Street with the following waiver from Title V:

**310 CMR 15.104 and 105-** Percolation Testing- allow the soil absorption system to be designed and constructed without a percolation test as allowed by DEP policy.

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

Planning Board-request for comment-Site Plan Approval-Neponset Solar-455 South Street

**Documents/Exhibits- Deputy Health Agent's summary.**

The Planning Board is requesting comments on a Site Plan Approval for the above referenced application for the redevelopment of an existing gravel pit to construct an array of ground-mounted solar panels, including seeding of an underlying meadow, drainage management, utility interconnections, and other appurtenances. Currently, the site is unused and was the location of a gravel pit utilized for mineral extraction and aggregate storage. The project will produce approximately 3.92 megawatts of electricity that can be connected to the local grid and utilized by EverSource to provide additional electricity. None of the solar panels are within the 100' buffer zone.

**MOTION:** Made by Carol Johnson that the Board of Health has no issues or concerns. Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS**

Planning Board-request for comment-Definitive Subdivision-Lincoln Estates

**Documents/Exhibits-Deputy Health Agent's summary.**

The Planning Board is requesting comments on the revised plans for a Definitive 24-Lot Subdivision Plan. The property is located along the northerly side of Lincoln Road and off the end of Deerfield Drive and consists of 28.8 acres of undeveloped woodland near the Norfolk Town line. The property would be divided into twenty-four (24) single-family house lots. A few of the lots are within the 100' vegetated wetlands buffer zone but no construction will happen within the 100' buffer zone. The lots would be on town water and will have on-site sewage disposal systems. The revisions are to address the comments from the Planning Board and the Town Engineer.

**MOTION:** Made by Mona Bissany that the Board of Health appreciates that there will be no construction within the 100' buffer zone. The Board wishes to remind the applicant to adopt the standard best practices for mosquito mitigation and work with Norfolk County Mosquito Control for spraying and standing water treatments, as well as instituting regular cleaning of gutters. In addition, the Board wanted the applicant to be made aware that since the proposed twenty-four single-family homes will each have an onsite septic system; soil testing will need to be conducted and they must obtain septic plan approval from the BOH. Seconded by Stephan Schaub. **VOTE: 4-0-0 UNANIMOUS**

Planning Board-request for comment-Definitive Subdivision- Garden Path Estates- 585 Washington Street

**Documents/Exhibits-Deputy Health Agent's summary.**

The Planning Board is requesting comments for a definitive 6-lot subdivision plan at 585 Washington Street. The site previously contained a single-family dwelling. The proposed project consists of dividing the current

lot into six (6) single-family house lots with a proposed road. The dwellings will be connected to town sewer and water.

**MOTION:** Made by Richard Beauregard that the Board of Health supports the subdivision providing that prior comments regarding the subdivision are followed. Seconded by Carol Johnson. VOTE: 4-0-0 UNANIMOUS

Planning Board-request for comment-Fall 2021 Town Meeting –2400 Main St Zoning Article

**Documents/Exhibits-Deputy Health Agent's summary.**

The Planning Board is requesting comments on zoning Article 17. The proposal looks to change the zoning of land owned by the Town of Walpole with an address of 2400 Main Street, which consists of 63.73 acres, from R (Rural District) to PSRC (Park, School, Recreation, and Conservation District).

**MOTION:** Made by Mona Bissany that the Board of Health has no concerns about the 2400 Main Street Zoning Article at this time. Seconded by Carol Johnson. VOTE: 4-0-0 UNIANIMOUS

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

Meeting closed at 8:01pm