

September 19, 2023

Meeting opened: 7:30pm

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

Members absent: Brenda Healy; Danielle Munro

Also present: David Vlacich-resident of Darwin Lane

Approval of Minutes from September 5, 2023 Board of Health meeting:

MOTION: Made by Richard Beauregard that the Board of Health approves the minutes as amended. Seconded by Rachel Jackson. VOTE: 3-0-1 UNANIMOUS.

Planning Board-request for comment-Warwick Road Extension-Revised Definitive Subdivision

Documents/Exhibits

The Planning Board is requesting comments on a Definitive Subdivision Plan to allow the extension of Warwick Road approximately 125 feet and the construction of two new single-family house lots. The proposed project will utilize town water and town sewer. The plan shows existing sidewalks on Warwick Road and a proposed streetlight at the end of the cul-de-sac. The Board last saw this project at its June 20, 2023 BOH meeting. The Board voted unanimously that they approve the plan, but noted that they are not in favor of construction within the 100' buffer zone. The updated plan includes revisions to the labelling of the storm-water report and the addition of hydrologic calculations.

MOTION: Made by Mona Bissany that the Board of Health reiterates comments from last meeting, which stated that the Board approves the plan; however, the Board is not in favor of new construction within the 100' buffer zone. If the plan is approved the Board urges the applicant 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. The Board also recommends that the sidewalk extend throughout the subdivision. Seconded by Stephan Schaub.

Vote: 4-0-0 UNANIMOUS.

Planning Board-request for comment-Kearsarge Walpole-Revised Site Plan

Documents/Exhibits

The Planning Board is requesting comments on a revised site plan to allow for the construction of a ground mounted solar photovoltaic (PV) array, and battery storage system located at 1377 North Street. There is a proposed 20' wide gravel access road off an existing paved drive at 1377 North Street to allow for site access and maintenance. A 7' tall chain link fence and plantings along the eastern perimeter of the project for visual screening will surround the solar arrays.

MOTION: Made by Mona Bissany that the Board of Health has no concerns at this time.

Seconded by Rachel Jackson.

VOTE: 4-0-0 UNANIMOUS.

Planning Board-request for comment-120 & 126 South Street-Site Plan Approval

Documents/Exhibits

The Planning Board is requesting comments on a site plan for the construction of a 12,000 sf, one-story flex building with associated parking draining, and utilities. The proposed plan also includes the demolition of the existing building. Commercial tenants are unknown at this time. The proposed project will utilize town water and town sewer. The Health Department recommends that recycling be provided for tenants in order to comply with the Massachusetts Waste Ban.

MOTION: Made by Mona Bissany that the Board of Health has no concerns; however, they recommend that recycling be provided for tenants in order to comply with the Massachusetts Waste Ban.

Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS.

Zoning Board of Appeals- request for comment-55 Summer Street-Comprehensive 40B

Documents/Exhibits

The Zoning Board is requesting comments for a comprehensive permit 40B application for the above referenced address. The proposed project consists of construction of 300 residential units, which will include 216 apartment units within three buildings and several townhouses. The revised plan includes revisions to the vehicle traffic plan and a supplemental storm-water data report. The project will be connected to both town water and sewer. The Board of Health last saw this project from the Zoning Board of Appeals at their March 31, 2020 meeting. The comments include:

- The pool would require Pool Plan Review application to be filed with the Health Department
- Both recycling and trash should be provided to residents in compliance with the MA Waste Ban
- The BOH is not in favor of construction within the 100' buffer zone and urges the applicants to work with Norfolk County Mosquito on mosquito mitigation.
- Part of the proposed site was a contaminated area under the Mass Contingency Plan (Tracking number RTN 4- 3024222 Baker Hughes property). It was determined back in February 2018 that a permanent solution will achieve a condition of no significant risk for current and reasonably foreseeable site uses (applicant should check and verify with DEP and their own Licensed site professional) and document to the Town that the use they propose will also be a condition of no significant risk. It would be prudent for the applicant to hire a Licensed Site Professional (LSP) to monitor the site. If during construction, anything unusual is seen, contamination or suspected, the project should stop and an LSP be called on site to investigate.

MOTION: Made by Stephan Schaub that the Board of Health reiterates previous comments from the March 31, 2023 BOH meeting. In addition, the Board requires that an LSP is hired to monitor the site and that the job should stop if any contamination is suspected. Seconded by Mona Bissany.

VOTE: 4-0-0 UNANIMOUS.

Zoning Board of Appeals- request for comment-Darwin Commons-Comprehensive 40B

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 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 Board of Health last saw this project at its December 14, 2022 BOH meeting and voted unanimously that they have no concerns but recommended that there be adequate lighting and sidewalks throughout the development. The revised plan includes revisions to the fire truck-turning plan, revisions to the landscape plan, additional storm-water reports, and letters from abutters. Letters from the abutters include a presentation from a water resource consultant regarding concerns over the project's impact to the Town's water supply. The Health Department reviewed this information with the Town Engineer, who explained that the applicant would need to adhere to all MA DEP storm-water requirements as required for a 40B permit.

MOTION: Made by Richard Beauregard that the Board of Health values the importance of protecting the Town's water supply. Due to concerns of the potential impacts to the water supply, the Board requires the applicant adhere to the BOH regulation stating that land uses that result in impervious cover of more than 15% or 2,500 feet of any lot, whichever is greater, are prohibited; unless a system of artificial recharge of precipitation is provided that will not result in the degradation of groundwater quality. The Board also recognizes that there will be additional reviews conducted by the Town Engineer and the Water Department. Seconded by Mona Bissany.

VOTE: 5-0-0 UNANIMOUS.

Zoning Board of Appeals- request for comment-1015 East Street-Comprehensive 40B

Documents/Exhibits

The Zoning Board is requesting comments for a comprehensive permit 40B application for the above referenced address. The proposed project consists of construction of a single 6-story multifamily residential building containing 142 apartment units over a below grade garage. The project features a mix of Studio, 1BR, 2BR, and 3BR units. The proposed project would utilize town water and town sewer. The plans includes bike racks, lighting, sidewalks, and green space. The proposed project also includes a year-round indoor pool. The Health Department recommends that a separate recycling receptacle be provided in addition

to the trash receptacle in compliance with the MA DEP Waste Ban. The Health Department also requires that a Pool Plan Review application be filed with the Health Department.

MOTION: Made by Mona Bissany that the Board of Health has no concerns at this time. The Board requests that a separate recycling receptacle be provided in addition to the trash receptacle in compliance with the MA DEP Waste Ban. In addition, the Board requires that a Pool Plan Review application be filed with the Health Department. Seconded by Richard Beaugard.

VOTE: 4-0-0 UNANIMOUS.

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

Meeting closed at 8:19pm