

June 14, 2016

Meeting Opened: 7:32 P.M., Room 112, Town Hall  
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringham; Richard Beauregard; Mona Bissany

Others Present: John Glossa, P.E. – Septic Variances, 6 Hickory Lane;  
220 Plimpton St.; NOI – 10 Shady Lane

**MOTION:** made by Richard Bringham that the Board of Health approve the minutes of the May 24, 2016 meeting as amended. Seconded by Mona Bissany. VOTE: 4-0-1.  
4 – in favor – William Morris, Carol Johnson, Richard Bringham, Mona Bissany  
1 – abstained – Richard Beauregard

Septic Variance – 6 Hickory Lane:

**Documents/Exhibits – Glossa Engineering variance request dated 6/3/2016 & Proposed Septic Design Plan (on file Health Dept.).**

John Glossa, P.E., addressed the Board of Health regarding the local upgrade variance request to allow a septic system to be designed and constructed without a percolation test, for a failed septic system at 6 Hickory Lane.

**MOTION:** made by Carol Johnson that regarding the septic variance request for the failed septic system at 6 Hickory Lane, the Board of Health has no concerns and grants the request to allow the soil absorption system to be designed and installed without a percolation test as allowed by DEP policy (310 CMR 15.104 and 105). Seconded by Richard Beauregard VOTE: 5-0-0 UNANIMOUS.

Septic Variance – 220 Plimpton Street:

**Documents/Exhibits – Glossa Engineering variance request dated 6/3/2016 & Proposed Septic Design Plan (on file Health Dept.).**

John Glossa, P.E., addressed the Board of Health regarding the local upgrade variance request to allow a septic system to be designed and constructed without a percolation test for a failed septic system at 220 Plimpton Street.

**MOTION:** made by Mona Bissany that regarding the septic variance request for the failed septic system at 220 Plimpton Street, the Board of Health has no concerns and grants the variance request 310 CMR 15.104 and 105 and allow the soil absorption system to be designed and installed without a percolation test as allowed by DEP policy. Seconded by Richard Bringham VOTE: 5-0-0 UNANIMOUS.

Special Permit & Variance Case #9-16 – 31 Neponset Street:

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

The Board of Health reviewed for comment the Special Permit Application- 31 Neponset Street, to remove an existing home and construct a new 36x28 single family home, and a Variance Request for the proposed construction to allow a rear yard setback of 16.6 feet instead of the required minimum setback of 30 feet.

**MOTION:** made by William Morris that the Board of Health's comment to the Zoning Board of Appeals regarding the Special Permit Application and Variance Request - 31 Neponset Street is the Board of Health has no issues with this plan. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Special Permit Case #10-16 – 2 Adams Road:

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

The Board of Health reviewed for comment the Special Permit Applications – 2 Adams Road, to allow the addition of a 2 car garage, front porch, second floor and expansion of an existing side deck.

**MOTION:** made by Mona Bissany that regarding the Zoning Board of Appeals request for comment concerning the Special Permit Application – 2 Adams Road is the Board of Health has no specific concerns at this time. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent – 10 Shady Lane:

**Documents/Exhibits – Notice of Intent (on file Conservation Commission); Deputy Health Agent's summary.**

John Glossa addressed the Board of Health regarding the Notice of Intent – 10 Shady Lane, to construct a retaining wall and regrade the rear portion of the yard. Mr. Glossa said that the reason for the construction is to address/correct a steep slope at the back of the property.

**MOTION:** made by Richard Beauregard that the Board of Health's comment to the Conservation Commission regarding the Notice of Intent – 10 Shady Lane is that the Board has no specific concerns. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Site Plan Approval Case #16-8 – S & H Hospitality Realty, 630 Boston Providence Highway:  
Documents/Exhibits – Site Plan Approval (on file Planning Board); Deputy Health Agent's  
summary.

The Board of Health reviewed for comment Site Plan Approval – S & H Hospitality Realty, to construct a 4-story, 106 room Fairfield Inn and Suites Hotel with associated utilities and parking on 92,925 square foot site off Boston Providence Hwy. (Route 1).

**MOTION:** made by William Morris that the Board of Health's comments to the Planning Board regarding Site Plan Approval Case #16-8 – S & H Hospitality Realty are that the Board would like to see sidewalks extend around the entire perimeter of the Hotel and that the dumpster is to be placed on a nonabsorbent pad such as concrete or asphalt. The Board does not see any notation about recycling services on the plan and would encourage the owners to have recycling on site. The Board also notes that at a future date a pool review application and food establishment application will need to be submitted to the Board of Health for consideration. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

Site Plan Approval Case #16-6 – Walpole Fire Station, 20 Stone Street:

Documents/Exhibits – Site Plan Approval (on file Planning Board); Deputy Health Agent's  
summary.

The Board of Health reviewed for comment Site Plan Approval – Walpole Fire Station, for the demolition of the existing Fire Station and the construction of a new Fire Station, with associated utilities, parking and emergency use traffic signals, on a 75,250 square foot site off Stone Street.

**MOTION:** made by Carol Johnson that the Board of Health's comments to the Planning Board regarding Site Plan Approval Case #16-6 – Walpole Fire Station are that the proposed plan is somewhat confusing and would hope the existing sidewalks will remain and new sidewalks added where needed. Also, that both trash and recycling services are provided, as well as, bike racks which have not been indicated on the plan. Seconded by Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

Site Plan Approval Case #16-7 – Walpole Police Station, South Street:

Documents/Exhibits – Site Plan Approval (on file Planning Board); Deputy Health Agent's  
summary.

The Board of Health reviewed for comment Site Plan Approval – Walpole Police Station, to construct off the eastside of South Street (Blackburn & Union Privileges site) a 14,500 +/- square foot building with associated utilities, parking and landscaping.

**MOTION:** made by Richard Beauregard that the Board of Health's comments to the Planning Board regarding Site Plan Approval Case #16-7 – Walpole Police Headquarters are that the Board notes dumpster are indicated on the plan and request that recycling services are provided as well and that bike racks are included on the plan to promote healthy active lifestyles. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Old Business:

Memory Café:

The Deputy Health Agent updated the Board of Health about the first Memory Café, held Tuesday, June 7, United Church. Ms. Ranieri said that Senior Moments performed, an activity was offered (potting plants) and light refreshments served. Ms. Ranieri said that the café will be held the first Tuesday of each month and that Leandra McLean our Public Health Nurse did a great job organizing and implementing this wonderful community program.

New Business:

Public Meeting June 21, 2016 - South Street:

The Board of Health reviewed the informational flyer regarding the June 21<sup>st</sup> Public Meeting, Walpole Public Library, 6:00PM, to update residents about the cleanup activities scheduled for summer and fall 2016, at properties associated with the Blackburn & Union Privileges sites located off South Street (Super Fund site).

Correspondence:

Board of Selectmen – Reorganization

Planning Board Decisions: OSRD Definitive Subdivision Plan – Roscommon; Kingswood Estates Subdivision Plan

Planning Board Decisions: Special Permit & Site Plan – 24&28, 23&27 Production Road

**MOTION:** made by William Morris to adjourn. Seconded Richard Bringhurst. VOTE: 5-0-0 UNANIMOUS.

Meeting Closed: 8:01 P.M.

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CLERK