

October 28, 2014

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

Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard Bringhurst;
Richard Beauregard; Mona Bissany

MOTION: Made by Richard Bringhurst that the Board of Health approved the minutes of the October 14, 2014 meeting after being amended. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Special Permit Case # 14-10, 1429 Main Street

Documents/Exhibits-Revised Plans; Deputy Health Agent's summary.

The Board of Health reviewed for comments the Special Permit for 1429 Main Street, to construct a 3-story mixed use building. The first floor of the building will be retail and there will be a total of 5 condo units on the 2nd and 3rd floors. Construction will not take place within the 100' buffer zone and the property does not fall within the Water Resource Protection Overlay Area. The project will be on Town Sewer and Town Water. Run-off will be collected, treated and recharged onsite by a Storm Water Management system which will be reviewed by the Engineering Department and the Conservation Commission.

MOTION: Made by Mona Bissany. The Board of Health has no specific concerns at this time. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Amendment to a Previously Given Variance, Thomas Taylor- Case #16014, 44 Bubbling Brook Road.

Documents/Exhibits-Application and Plan; Deputy Health Agent's summary.

The Board of Health reviewed for comments an Amendment to a previously granted variance from 6/19/1986. The original variance allowed construction of one single family home on a lot of 13.75 acres (2.29 acres being in Westwood). This property does not fall within the Water Resource Protection Overlay District. The current home is located on septic. The amended variance is to allow one lot (Lot 2; Total Area 272, 106 S.F) to be subdivided into 3 lots. The wetland buffer zone is located throughout the property.

MOTION: Made by Carol Johnson. In regarding Amendment to divide 1 Lot into 3 buildable lots the Board of Health is opposed because of the impact it will have on the wetlands, as it would be hard to conduct construction outside of the wetlands and or buffer zone. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Variance-Talha Algur-Case #17-14 -305 Elm Street

Documents/Exhibits-Application and Plans; Deputy Health Agent's summary.

The Board of Health reviewed for comments a Variance Request from 6-B of the Zoning Bylaws to allow construction at approximately 22.4' from the lot border. The applicant is requesting a variance of 7.4' within the border of their property, since proposed addition does not meet the property border distance requirements. The property does have a septic system. The proposed

plan will add one master bedroom to the 2nd floor addition and plans to remove one bedroom on the 1st floor by turning it into an office. The proposed office room does have a closet and can be used as a bedroom in the future therefore Title 5 considers the office a bedroom.

MOTION: Made by William Morris. After review the Board of Health determines that the proposed plan results in a net increase in number of bedrooms under Title 5, therefore perc tests need to be completed and a new system needs to be constructed before project can go forward. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent-(Lots 24-28)-Daylily Lane

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-(Lots 24-28)-Daylily Lane, to construct 5 single family dwellings on 5 different lots (Lots 24-28) located on Daylily lane. All Lots are within the 100' buffer zone. Lots 24, 25, 26 & 28 have proposed house and or deck construction within the 100' buffer zone, while the proposed house on Lot 27 is outside of the 100' buffer zone. The above properties are outside of the Water Resource Protection Overlay District and are located on Town Sewer.

MOTION: Made by Carol Johnson. With regards to Lots 24, 25, 26, 28 Daylily Lane the Board of Health is concerned with construction of homes within the buffer zone and would prefer that adjustments are made to keep all construction out of the buffer zone. Seconded by Mona Bissany. VOTE: 5-0-0 UNANIMOUS.

Definite Subdivision Plan-Olmstead Estates-Refile

Documents/Exhibits-Revised Plans; Deputy Health Agent's summary.

The Board of Health reviewed for comment the refiling of a Definite Subdivision Plan-Olmstead Estates. At the Board of Health meeting held on August 26, 2014 the Board of Health had requested the developer include in the plan street lights and sidewalks to promote healthy outdoor activities throughout the year. In resubmitted plan these items can be found.

MOTION: Made by Richard Bringhurst. With regards to refiling of a Definite Subdivision Plan-Olmstead the Board of Health commends the builder for including streetlights and sidewalks as previously requested. No further comments. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Request for Determination-272 Moosehill Road

Documents/Exhibits-Request for Determination Application; Deputy Health Agent's summary.

The Board of Health reviewed for comment the Request for Determination of a stream located at 272 Moosehill Road. The purpose of the Request for Determination is for the designation of a stream located at 272 Moosehill Road. The applicant wants the Conservation Commission to determine whether this is a perennial or intermittent stream and also to depict the watercourse of the wetland delineation map.

MOTION: Made by Richard Beaugard. The Board of Health has no concerns at this time. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Announcement given by Carol Johnson

On November 12, 2014 the Texas Roadhouse located at 102B Providence Highway, Walpole, MA will be hosting a fundraiser night for the Walpole Coalition for Alcohol and Drug Awareness. The event begins at 4:30pm. Support this cause by dining at Texas Roadhouse (Walpole, MA) on November 12th and Texas Roadhouse will donate 10% of your total food purchases to the fundraiser. You must present an invitation to this event in order for Texas Roadhouse to donate 15%. You can find invitations to this event online on The Town of Walpole website page (located under Boards and Committees-Walpole Coalition for Alcohol and Drug Awareness), the Walpole Coalition for Alcohol and Drug Awareness Facebook page, as well as inside of the Walpole Health Department.

MOTION TO ADJOURN: Made by Richard Bringhurst. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Meeting closed at 8:02pm