

To: Zoning Board of Appeals

Applicant responses in red below. April 30, 2020

From: Board of Health

Date: April 10, 2020

RE: Comprehensive Permit Application & Notice of Public Hearing- Cedar Crossing and Cedar Edge, (51-53-55 Summer Street)

The Board of Health at their March 31, 2020 meeting voted to reiterate comments made by previous Health Director, Robin Chapell on October 16, 2019 including the following:

1) Clubhouse/pool area:

- a. The Health Department will need to review the pool design to make sure it meets code
The applicant will submit plans for review prior to the issuance of building permits as required.
- b. The Health Department will need to at a minimum inspect the pool yearly
The applicant will comply with regulations regarding pool inspections
- c. This department has local regulations that they would need to have a lifeguard on duty during pool operations, especially because children might be in the pool.
The applicant will comply with regulations regarding pool operations

2) Recycling and trash a. The Board wants to make sure that the applicant has adequate space and pick up schedule for trash and recycling (and that they offer recycling).

See response to Tetra Tech comment # 16

3) Playground and dog parks-The Board wants to make sure that kids can get to the playground in a safe manner and that it is safe (sidewalks, lighting, perhaps bicycle racks) and cleaned appropriately.

See revised plans. The applicant will comply with the regulations regarding cleaning.

4) Maintenance facility-applicant would be required to register their toxic and hazardous materials with the Health Department, the Board also wants to make sure that storage is adequate and away from wetlands.

The applicant will comply with state regulations regarding the storage of cleaning or other potentially hazardous material used in the operation of the rental property.

5) Energy- Since this is a large project, the Board would strongly recommend the applicant help with carbon footprint and use renewable energy where feasible (eg. Solar water heaters, solar street lights, even solar on roofs instead of all gas).

The Cedars final plans will include charging stations, drought resistant and tolerant landscaping and will likely include other green applications such as roof top solar voltaic panels. The green items the applicant chooses to incorporate into the development items will be chosen based upon consumer demand, engineering, costs and the availability of various incentive programs at the time construction drawing are created.

6) The Board would like to voice their concerns with global warming, more mosquitoes potentially carrying EEE, and building near wetlands (Cedar Swamps). The Board would require that the applicant provide the Board with a detailed mosquito mitigation plan to review.

Post construction, the applicant will coordinate with Norfolk mosquito control as appropriate.

7) The Board has a concern regarding the impact of cutting down a lot of trees and the loss of species of birds, etc. this will create, as well as the increase in coyotes in area with trees taken down.

Noted

8) 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. Their Phase II Report indicated no significant risk for all areas of the site except groundwater, where some monitoring well concentrations exceed drinking water criteria. The Report found no current pathway between Site contaminants (arsenic, chlorinated VOCs, and DCB) and the Town's water supply to the northwest, but the potential for contaminant movement from a portion of the Site warrants further monitoring. It would be prudent for the applicant to hire a Licensed Site Professional (LSP) to make certain that these new activities would not have a negative impact on the Town's water supply.

- a. If during construction, anything unusual is seen, contamination or suspected, the project should stop and an LSP be called on site to investigate.
- 9) The Board also wants the applicant to make certain that the bus stop is safe for the school children and perhaps have an overhang for inclement weather while they wait for the buses, and that the crossing for walkers is safe and that the traffic slows down in that area.

See Contamination History section of Tetra Tech letter dated 4-10-20.