

Board of Health

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Town of Walpole

Commonwealth of Massachusetts

To: Conservation Commission

From: Board of Health

Responses are below in red – 8/19/20

Date: June 24, 2020

RE: Summer Street

The Board of Health at their June 9, 2020 meeting that they would like to reiterate previous comments made by previous Health Director, Robin Chapell on October 16, 2019, which include 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:

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).

The project proposal calls for a compactor area near the dog park. All trash and recycling from the rental units and clubhouse will be directed to this area. The 60 single family homes will have separate curbside pickup which will be managed by condominium association.

3) Playground and dog parks:

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

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

cleaning.

4) Maintenance facility:

The 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 (e.g. Solar water heaters, solar streetlights, 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. If during construction, anything unusual is seen, contamination or suspected, the project should

stop and an LSP be called on site to investigate.

From Contamination History section of Tetra Tech ZBA Peer Review letter dated 4-10-20:

*Based on a review of MassDEPs Reportable Release Lookup database for the subject property, the BMC site has a long history of releases and on-going "remediation" activities are being monitored and managed under the supervision of a Massachusetts Licensed Site Professional and required project reporting and documentation appears to be in order. Release and remediation histories are linked to the site's primary Release Tracking Number (RTN) 4-3-24222. Current remediation activities do not include active remediation measures but rather consist of monitoring the natural attenuation of contaminants whose status was recently summarized in a Phase V Status & Remedial Monitoring Report dated February 19, 2020. Groundwater on the former BMC site is reportedly discharging to the Neponset River or associated wetlands, and contaminant plumes are described as generally stable or contracting. **Based on the location of the subject property, it does not appear that groundwater from the former BMC site would migrate to the subject property.***

9) The Board also wants the applicant to make certain that the bus stop is safe for the schoolchildren 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.

The bus company that services the Walpole school system has agreed to enter and pick up/drop off the students at various locations within the project thereby eliminating the need for a single bus stop at the entrance to the project.