

March 19, 2024

Meeting opened: 7:30pm

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

Member Absent: Brenda Healy; Jeffrey Rosenspan

Approval of Minutes from March 5, 2024 Board of Health meeting

MOTION: Made by Mona Bissany that the Board of Health approves the minutes as written. Seconded by Rachel Jackson.

VOTE: 4-0-0 UNANIMOUS.

Planning Board request for comment-Winter Estates

Documents/Exhibits

The Planning Board is requesting comments on preliminary plans for a 4-lot single-family subdivision plan. The proposed project includes the subdivision of the parcel of land into four lots, a proposed road, and associated utilities. The proposed plan includes the construction of sidewalks. The construction of the project would take place within the 100 ft. buffer zone. The proposed houses would utilize Town water and Town sewer. The Health Department recommends that streetlights be added for safety.

MOTION: Made by Mona Bissany that the Board of Health would like to reiterate their long-standing motion regarding new construction within the wetlands. The Board requests that the applicant follow best practices when it comes to mosquito mitigation including working with Norfolk County Mosquito Control for spraying and standing water treatments and instituting regular cleaning of gutters. The Board also recommends that streetlights be added for safety. Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS.

Planning Board request for comment-130 West Street & 25 Spring Street

Documents/Exhibits

The Planning Board is requesting comments for a site plan for the above referenced address. The proposed project includes demolition of the existing buildings and construction of a mixed-use commercial development with residential on the upper floors coupled with driveways, parking spaces, storm-water management and landscaping. The proposed project will create 95 residential units on the top three floors and commercial space on the ground floor and second floor. The proposed plan includes lighting, sidewalks and an area for bike storage. The Health Department recommends that both trash and recycling containers be provided in accordance with the MA DEP Waste Ban.

MOTION: Made by Mona Bissany that the Board of Health recommends that both trash and recycling containers be provided in accordance with the MA DEP Waste Ban. The Board also would like the applicant to be mindful of public safety due to the highly populated area and encourage the applicant to work with the engineering department as well as the police department to insure they are including all required safety measures including crosswalks, street lighting and any additional recommended precautionary measures that can assist in providing a safe environment for those driving, biking and walking in the area. Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS.

Planning Board-request for comment- 2024 Spring Town Meeting-IZB Article

Documents/Exhibits

The Planning Board is requesting comments for a proposed amendment to the Walpole Zoning Bylaws, which has been submitted to the 2024 Spring Annual Town Meeting Warrant. The proposal would amend Section 5: Use Regulations for the creation of subsection 5-J: Inclusionary Housing Requirement. The proposed zoning bylaw section would apply to all developments involving the creation of six or more lots or dwelling units for residential use. In any development subject to this bylaw, the sixth housing unit and seventh unit thereafter shall be an affordable housing unit.

MOTION: Made by Stephan Schaub that the Board of Health has no comment at this time. Seconded by Mona Bissany.

VOTE: 4-0-0 UNANIMOUS.

Planning Board-request for comment- 2024 Spring Town Meeting- MBTA Article

Documents/Exhibits

The Planning Board is requesting comments for a proposed amendment to the Walpole Zoning Bylaws, which has been submitted to the 2024 Spring Annual Town Meeting Warrant. The proposal would amend Section 4: Establishment of Districts, for the creation of Section 16: MBTA Communities Multifamily Overlay District, and amend Section 14 Definitions, in order to establish a multifamily by-right zoning district meeting compliance with Massachusetts General Laws. The proposed zoning bylaw section would establish the MBTA Communities Multifamily Overlay District. The purpose of this new district would be to encourage new or redeveloped housing in close proximity to the Downtown Walpole commuter rail station, create housing in walkable areas to promote public health, create affordable housing for low- and moderate-income households, and support the revitalization of Downtown Walpole.

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

Vote: 4-0-0 UNANIMOUS.

Planning Board-request for comment-Revised site plan & Special permit-241 Norfolk Street

Documents/Exhibits

The Planning Board is requesting comments for a revised site plan approval and special permit at the above referenced address. The proposed project includes the construction of a new warehouse building along with appurtenant driveways, parking areas, landscape areas, utility systems, storm-water management systems. The project will utilize town water and town sewer. The Board last saw this project at its January 16, 2024 meeting where the Board voted unanimously that the Board of Health is not in favor of new construction within the wetlands and has a long-standing stance on protecting the wetlands and water sources as well as protecting residents from human vector borne illnesses. If this project is approved, the Board urges the applicant to adopt the standard best practices for mosquito mitigation and to work with Norfolk County Mosquito Control for spraying and standing water treatments. Institute regular cleaning of gutters and provide proper grading of buffer zone areas in order to prevent low points that draw and hold water. The Board also reminded the applicant that commercial or industrial establishments, which store, transport, use, handle, or otherwise manage hazardous materials totaling more than fifty-(50) gallons liquid volume or twenty-five (25) pounds dry weight must register with the Walpole Board of Health. The revised plan includes a new truck turning plan, changes to the signage, and minor labeling changes.

MOTION: Made by Mona Bissany that the Board of Health reiterates comments from the January 16, 2024 meeting, which states, the Board of Health is not in favor of new construction within the wetlands and has a long-standing stance on protecting the wetlands and water sources as well as protecting residents from human vector borne illnesses. If this project is approved, the Board urges the applicant to adopt the standard best practices for mosquito mitigation and to work with Norfolk County Mosquito Control for spraying and standing water treatments. Institute regular cleaning of gutters and provide proper grading of buffer zone areas in order to prevent low points that draw and hold water. The Board also reminded the applicant that commercial or industrial establishments, which store, transport, use, handle, or otherwise manage hazardous materials totaling more than fifty-(50) gallons liquid volume or twenty-five (25) pounds dry weight must register with the Walpole Board of Health. Seconded by Stephan Schaub.

VOTE: 4-0-0 UNANIMOUS

MOTION TO ADJOURN: Made by Richard Beauregard. Seconded by Mona Bissany.

VOTE: 4-0-0 UNANIMOUS.

Meeting closed at 7:57pm