**Board of Health**

**Virtual Meeting**

**May 24, 2023**

**7:00 PM** Virtual meeting called to order by Mena Mesiha. Roll call vote: Hope Klassman –Aye;

Chuck Levine- Aye; Signe Peterson Flieger- Aye; Hillary Johnson- Aye; Mena Mesiha – Aye.

Others Present – Staff: Leandra McLean, Linda Callan, Kevin Davis. Others present, Victor Auerbach.

**“Goings on in town”/ Kevin Davis**

K. Davis reviewed potential and future projects within the Town. A memo outlining Davis discussion tonight on upcoming/ongoing projects in town, is on file in the office.

* **Sharon Gallery update/ KDavis**

In 2007, Selectman signed an MOU agreement to establish and promote the “Business D” district to encourage the development of commercial business in Town. Development of this area will soon begin.

Several building structures are proposed, including commercial and residential. At present, only Costco is confirmed. Design has gone through several iterations and has been reviewed by the Planning Board, Zoning Board of Appeals (ZBA), Conservation, Health and others. An inter-municipal agreement was made with the Town of Foxboro to connect municipal sewer.

* **40B Edgehill Road (262 – 290)**

A 40B project has been filed by Edge Hill Holdings, LLC. This project is currently in front of the Zoning Board of Appeals. The developer is proposing to construct (10) 4 bedroom duplexes. Plans currently being reviewed include preliminary layout, grading, drainage, utilities, plan and profile, and snow storage.

Limited information has been provided regarding septic design. Davis will be sending a letter to the ZBA stating that he application is incomplete for a septic review and requesting from the developer, a complete septic design be submitted prior to any approval by the Board of Health.

Davis will keep the Board apprised of all developments as this project moves forward.

* **990 General Edwards Highway**

Unable to meet requests by the Walpole Zoning Board of Appeals, a proposed hotel has been replaced with plans to construct a 21,900 S.F. commercial warehouse, a 2,100 S.F. office, and a 2,800 retail space at 990 General Edwards Highway.

The plan is currently under review with the ZBA. No plans have been submitted to the Board of Health, but, most likely, any plans submitted will fully comply with all local and state regulations.

Davis will keep the Board apprised of any updates.

* **Sunrise Sharon (317 Norwood Street) Assisted Living**

This project is in the preliminary stages. Proposed 95 units (assisted living).

Additional land is needed and/or reconfiguration of property lines will be needed in order to meet the required setbacks for a midsize system. The developer may also decide to go with a groundwater discharge permit which will require State level review.

The plan Davis showed is considered a concept plan. Abutters have concerns with what may be proposed. There is an Issue with placement of the septic system. Depending upon the size of units developed, approval of septic system design may either be Local (smaller sized system) or State (larger sized system). The size of the septic system will depend upon how many bedrooms are being proposed. Davis will keep the Board apprised of continuing developments.

**Lifeguard Variances and Review**

* **Sharon Green** Have hired a full-time lifeguard and they are looking for a second lifeguard. As has been the case the past several years, it has been difficult finding lifeguards. Sharon Green has hired a pool attendant for the days a lifeguard is not present.
* **AppleValley (MacIntosh Farms)** They have not had a lifeguard in the past. In 2018 the BOH granted a variance for no lifeguards on site, and they have not been in front of the board since then. With the changing of pool regulations from the State, Apple Valley was asked to submit a variance request.

Part of the reasoning for this request is to begin a conversation with the Board regarding oversight variances which have been granted and setting standards/polices such as having pools inspected more than once/twice per season, reporting procedures, etc… The plan is to work with all semi-public pool operators to get a better understanding of their procedures and what they have put in place. Then, during the winter, to review our pool regulations, and strengthen what we have to better align with the state.

Variance for single lifeguard for **Sharon Green**, and if possible, a second lifeguard. Approval of the variance will include a list of requirements (on file in office) to be included on the permit issued.

**Motion:** Seeking a variance for Sharon Green to have a single lifeguard, with the possibility of a second lifeguard with a pool attendant on premises when no lifeguard is present. This will be for the summer season 2023 with mitigating stipulations in place (included in letter to sent to Sharon Green) Peterson Flieger**,** Klassman

Hope Klassman –Aye; Chuck Levine- Aye; Signe Peterson Flieger- Aye; Hillary Johnson- Aye; Mena Mesiha – Aye.

Vote: 5-0-0 (Motion Passes)

**AppleValley (MacIntosh Farms)** Seeking a variance for no lifeguards for the summer of 2023 season with stipulations as outlined in correspondence to MacIntosh Farms. Peterson Flieger**,** Johnson.

Hope Klassman –Aye; Chuck Levine- Aye; Signe Peterson Flieger- Aye; Hillary Johnson- Aye; Mena Mesiha – Aye.

Vote: 5-0-0 (Motion Passes)

Plan will be to work with pool operators to align regulations for next summer.

**Neighborhood Renewal Program.**

Shared housing inspector. He has worked through this program with the Town of Foxboro and the program has worked well. Program with Attorney General (AG) Office uses enforcement authority of housing code to turn abandoned residential properties around. Provides partnership with AG office, they take on investigative role and works with the homeowner. If court filings are needed, the home will be put in a third-party receivership allowing for work to be performed or the home to be torn down allowing for the property to be sold to pay off any liens. There is a great synopsis on Mass.gov outlining the program. Clifford Piere, our shared inspectional housing inspector, is spearheading this project. Unfortunately, there are numerous homes in town which have the possibility of falling into this program. Currently working with a representative from the AG office who came out to look at several of the properties.

**Annual Town Meeting Changes and Updating Regulations**

Warrant articles. At times it would be beneficial for the Board to have representation on the development and discussion of some of the articles being developed and presented at Town meeting. The reason is that at the most recent town meeting, some of the articles presented did not include a lot of stakeholder input, which was a bit problematic. McLean is suggesting that perhaps the Board appoint a liaison with the Planning Board to ensure that the Board is included in conversations going forward. McLean asked if members wished to discuss this evening. She has some concerns and is bringing this forward tonight as she wished to review some of the amendments. Of particular concern is Solar. There is written into some of the new bylaw, for example, groundwater discharge. The question is, will K. Davis be part of the conversation? Mesiha asked if this would be a communication position or a voting person? Mesiha will reach out with Chair of Planning Board and work with McLean regarding her concerns with communicating.

McLean also mentioned some of the changes which were made to other town by-laws, including those referencing animals. McClean would like for the BOH regulations to align better with the all of the new bylaws voted in, specifically zoning changes and its impact on animal/pet care, doggy day cares, grooming, etc… R. Oles, ACO will be working on updating this.

Of additional concern is a new bylaw approved at Town Meeting relating to short-term rentals. McLean would like BOH members to look at the new rental bylaw and perhaps begin to consider putting into place an inspection schedule, trash removal requirements, and possibly the inclusion of definitions which are deemed appropriate, specifically, defining what a bed and breakfast is.

ADU’s are another bylaw McLean would like to address. Perhaps Levine could work with McLean and Davis over the summer.

**Budget Update**

Mclean informed the Board that all is looking good as we come to the fiscal year end.

Department Head Meeting Update. Request to include on our website, each board member along with their term expiration date and a brief bio.

Discussion of next Board of Health meeting. Tentatively July 26, and then hold another meeting in September.

**Approval of Meeting Minutes:**

**Motion:** to accept meeting minutes as written, Johnson, Levine

Hope Klassman –Aye; Chuck Levine- Aye; Signe Peterson Flieger- Aye; Hillary Johnson- Aye; Mena Mesiha – Aye.

**Vote**: 5-0-0 (Motion Passes)

Klassman updated Board members on the Sheila Miller scholarship winner: Adrianna Martin

**Motion to Adjourn:** Klassman, Johnson.

Hope Klassman –Aye; Chuck Levine- Aye; Signe Peterson Flieger- Aye; Hillary Johnson- Aye; Mena Mesiha – Aye.

**Vote:**  5-0-0 (Motion Passes)

Meeting adjourned at 8:03PM