

**BRAINTREE BOARD OF HEALTH**

**MINUTES**

**November 5, 2015**

**IN ATTENDANCE:** Dr. Philip Nedelman, Vice-Chairman  
Paula Dowd, Clerk

**ALSO PRESENT:** Marybeth McGrath, Director of ML & I

Dr. Nedelman called the meeting to order at 7:00 pm.

**MINUTES:**

**Motion By:** Mrs. Dowd approve the meeting minutes of October 8, 2015.

**Second By:** Dr. Nedelman

**NEW BUSINESS:**

**1. Request for well variance (roadway setback): 60 Campanelli Drive**

Present: Jay Hanflig, Owner of the property; Rick Kelly, representative of the owner.

Ms. McGrath advised the Board that the applicant would like to install an irrigation well at 60 Campanelli Drive, which is a commercial property. The applicant is not able to meet the roadway setback. The requirement is the proposed well be at least 100' to the roadway. The applicant is only able to meet a setback of 68' from the proposed well to the roadway, and is therefore requesting a variance of this setback. All of the other required setbacks can be met.

The applicant has sent notification to all direct abutters to this property, and proof of satisfactory receipt has been received. All other required documentation has been received for processing the request.

Dr. Nedelman asked if there are any other wells in the area.

Ms. McGrath advised that there are some monitoring wells, but no other irrigation wells that she is aware of. However, there could be.

Dr. Nedelman asked if there was any problem from leakage or ground contamination.

Ms. McGrath advised that she was not aware of any issues.

Mr. Hanflig advised that he bought the building about two and a half years ago. They are a wholesaler internet company that sells swimming pool inflatables, games, toys and accessories to the swimming pool. This warehouse location is their fulfillment center. It is a large facility, and it was a fairly dilapidated parking lot. They have installed granite curbing and a new parking lot, as well as made enhancements to the entranceway and landscaping to include new shrubs and flowers. Presently, they have to use a hose or watering can to water the flowers and shrubbery. They would like to further enhance the property with more florals and the only way to efficiently do this is to install an irrigation well.

Ms. McGrath advised that she has conducted a site inspection, and recommends approval of the variance request.

**Motion By:** Mrs. Dowd to approve the variance request, as presented.  
**Second By:** Dr. Nedelman

## **2. Definitive Subdivision: 459 West Street**

Present: Eric Dias, Professional Engineer; Richard Whittington-459 West Street, LLC.

Mr. Dias, the registered professional engineer, accompanied by Mr. Whittington, the prospective developer provided an overview of the proposed definitive subdivision to the Board.

Mr. Dias advised that the Board has seen this project in a slightly different form on/about six months ago. There have been some concerns with the drainage design, at which time Mr. Whittington became involved in the project and asked Mr. Dias to take a look at it. So, there has been a bit of a change in personnel and project design. A new plan has been resubmitted to the Planning Board and made extensive changes to the storm water management design. After considerable site investigation and review, two subsurface infiltration systems are now being proposed on the site to adequately handle the storm water drainage. In the course of the site investigation, they also determined that the infiltration capabilities of the soils in this particular location are not great, so that there is no co-mingling of ground water, they have designed the detention facilities with an impervious liner to keep the ground water out. They will bring up a trunk line from Burton Road to in front of the site to tie their drainage discharge into the municipal system.

Mr. Dias advised that he has submitted this proposal to the town engineer, and have not received any comment back that there will be an issue with it. So, they are confident with their plan.

As far as a configuration of the lots, the lots have now been shifted from the previous plans, in part because of the drainage re-design and the aesthetics. The lots are more balanced now. The two front lots are the biggest because of the siting of the drainage facilities. The length of the roadway has increased to accommodate the drainage facilities. They have mitigated all of the storm water flow issues.

The next step in the process, hopefully with the endorsement of the Board of Health is to go before the Planning Board on Tuesday November 10, 2015. They are hoping to gain their endorsement, so they can go before the Zoning Board of Appeals for approval.

Dr. Nedelman asked what the elevation was to West Street.

Mr. Dias advised that where they are hoping to connect, the elevation is roughly 142'. It is high in the back at about 164' and slopes down toward the street, so about a 20' grade change.

There was a brief discussion about the previous plan design, and now the new plan design regarding the lot sizes and drainage, as presented to the Board this evening.

Dr. Nedelman asked what the square footage of each lot was.

Mr. Dias advised that they are all around the 30,000 square feet mark. Some are at 25,000 square feet, another is at 37,000 square feet. The ground water protection district requires them to be at 25,000 square feet.

Ms. McGrath advised the Board that some of the things that the Board looks at on subdivision plans are: the potable water supply, whether it is public or private; the sewage disposal system, whether it is public or private individual systems; the drainage to make sure there is not potential for a public health nuisance such as mosquito breeding, and standing water. She advised that the proposed definitive subdivision will be on the Town's public water supply and Town sewer system. The proposed retention ponds will help with a public health nuisance regarding mosquito breeding or standing water.

Ms. McGrath advised that she recommends the Board endorse the proposed definitive subdivision.

**Motion By:** Mrs. Dowd to endorse the Definitive Subdivision, as presented.  
**Second By:** Dr. Nedelman

**Motion By:** Mrs. Dowd to adjourn the meeting at 7:15 pm.  
**Second By:** Dr. Nedelman