



Town of Sudbury

Board of Health

DPW Office Building
275 Old Lancaster Road
Sudbury, MA 01776
978 440-5479

5/18/2016

To: Zoning Board of Appeals
cc. Planning Board

From: Bill Murphy, Health Director

Re: Health Review of Meadow Walk Sudbury

A health review of all materials associated with the project known as Meadow Walk Sudbury has been conducted. The following is a list of comments regarding the project:

1. Results of the peer review of Raytheon contamination and ongoing environmental testing by the developers shall be submitted to the Board of Health. All remediation shall be conducted in full accordance with applicable regulations and oversight provided by a Licensed Site Professional. Progress of the remediation shall be reported to the Board of Health so that the public can be adequately informed as to status.
2. The wastewater treatment facility must be designed to accommodate all projected flows for the development. A spreadsheet showing all allocated flows for each separate use and space on the property shall be provided.
3. Avalon floor plans reflect rooms that could be construed as bedrooms per local wastewater regulations. Although the wastewater plant is not in the jurisdiction of the Board of Health, it is recommended that the deed reflect the approved number of bedrooms for the development.
4. It is recommended that the open sand leaching beds be replaced with subsurface ones to provide more useable recreational space.
5. Information must be provided showing that the facilities for solid waste are sufficiently sized for the projected project.
6. It is recommended that the location of the back-up power generator for the treatment plant be located as to not create a noise nuisance for the residential dwellings when activated.
7. In absence of a sewer department, provisions must be made to inspect all sewer mains and lines during installation and accurate as-built plans submitted post construction.
8. Avalon residential development must submit plans for the swimming pool showing compliance with all applicable codes for semi-public pools. The plans must be prepared by a licensed professional. A Certified Pool Operator must monitor and maintain the pool throughout its use.
9. Information regarding the clubhouse shall be submitted for review. Function rooms, kitchens, locker rooms, showering facilities, fitness rooms, etc. shall be reviewed for compliance with all health code regulations.

10. The assisted living operation must submit information regarding operating as a Closed Point of Dispensing (POD) site under emergency management provisions. Closed POD's adequately provide vaccinations to their populations in crisis situations.
11. Avalon must provide information regarding policies for resolving tenant/landlord disputes, keeping pets, wildlife feeding, power outages, dog waste, smoking in units, noise, etc.
12. Per Town Bylaw, all irrigation systems require wells. Information must be submitted addressing existing groundwater contamination and proposed locations and treatment of the wells and water to be used for irrigation.