

PUBLIC HEALTH

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June 10, 2020

To: Brad Hutchinson, Chair Planning Board, South Hadley, MA
From: Board of Health, South Hadley, MA
Re: North Pole Estates Subdivision Definitive Plan Public Hearing

Dear Chair Hutchinson,

Tonight the Board of Health held a meeting and the agenda covered the North Pole Estates Definitive Subdivision Plan. We understand that the Planning Board is holding two public hearings: June 15th and June 22nd to understand the new information provided by the applicant, the public and other town entities with regard the Subdivision Definitive Plan permit request.

Due to the unfortunate timing of the Planning Board Public Hearing being scheduled just three working days after the Board of Health June meeting, we were not able to put a specific response together for the Planning Board, but we voted to submit this generally stated letter to you as an initial response to inform you of what the Board of Health concerns are for the request of the Subdivision Definitive Plan, we are planning our next meeting for Tuesday, June 16th, to put together a more specific response for the Planning Board covering our concerns regarding the North Pole Estates Subdivision Definitive Plan.

We request that this letter be shared with your Planning Board members and that it be included in the packet of materials that is uploaded to the Town of South Hadley website under the North Pole Estates link by Richard Harris.

In our response for the Preliminary Plan in May 2019, the Board of Health expressed concerns about potential negative public health repercussions due to North Pole Estate Subdivision Definitive Plan. Our concerns included: 1) contamination and nitrogen levels in Zone II of the Water Supply Protection District (based on the SWAP report to Water District 2 identified risks of contamination of drinking water of a third of our town, 2) the need for a Hydrogeological Assessment, 3) Drainage to mitigate Mosquito control, 4) repercussions on air quality from crushed sand and dust repercussions.

As of June 10, 2020, the Board of Health's concerns have been heightened based on two important pieces of information. One, is the North Pole Estates Peer Review performed by Weston and Sampson paid for by the applicant. The report highlighted several areas of concern in four areas: Stormwater, Transportation, Hydrogeological Assessment and the Definitive Plan. The Peer Review highlighted where the applicant did not respond to identified concerns by Weston and Sampson. The inadequate answers and lack of thorough follow through in the section of the Hydrogeological Assessment will be further scrutinized by the Board of Health so we can provide the Planning Board with specific concerns.

Two, the third party analysis by D3 Engineering Inc. provided on June 4th, 2020, on the North Pole Estates Title 5 Plan Review requested by the Board of Health and paid for by the applicant. This review, which was forwarded to the Planning Board, summarizes that the current percolation tests that were done for the Subdivision Definitive Plan are essentially invalidated if there is lowering of the elevation at the sight where the test was done. We understand that the applicant plans on removing massive amounts of sand before the subdivision is built, hence the elevation levels will indeed be lowered. We will be discussing the requirement for a certain elevation to be kept before any septic system is put in place as well as repeated percolation tests before any construction is initiated for any leach field on a lot at that site to verify the elevation for the percolation location is the same as was originally approved.

It is our intention that by June 22nd you will have a formal and specific response from the Board of Health with regard to this subdivision plan.

Thank you for sharing this with your Planning Board members and making this letter public.

Best,



Jessica Collins
Chair

Dr. Wally Wolf
Vice Chair