



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 *BM*

Re: Health Review of Sudbury Station

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

1. The proposed retaining wall near Building #1 is of significant height. The parking lot shows grading increased to be more than three feet of cover over the leaching area. Elevations of the leaching area in relation to the parking lot and retaining wall must be submitted.
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. Proposed stormwater infiltration locations are in areas with high recorded groundwater. Elevations of stormwater structures and final grading must be shown.
4. 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.
5. Information must be provide showing that the facilities for solid waste are sufficiently sized for the projected project.
6. Location of utilities must be shown.
7. 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.
8. 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.
9. Plans for the swimming pool must be submitted 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. Backwash discharge location must be approved.
10. 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.

11. Information regarding policies for resolving tenant/landlord disputes, keeping pets, wildlife feeding, power outages, dog waste, smoking in units, noise, etc. must be submitted.
12. Per Town Bylaw, all irrigation systems require wells. Information must be submitted addressing proposed locations of the wells.