

# Board of Health Meeting Minutes

March 7, 2013

Present: Rich Maccagnano, Eric Dickinson and Ann McCobb. Karen McManamon is absent. Rich called the meeting to order at 7:00 p.m.

## Public Comment

None

## Approval of Minutes

**Motion: A motion was made by Rich Maccagnano and seconded by Eric Dickinson to approve the 2/7/13 Regular Session minutes. All in favor.**

## Approval of Bills

The following bills were approved and signed:

Legal - Mayer	\$36.25
MAHB – Seminar reimbursement	\$40.00

## Health Director's Report

**Triage Training:** The Triage Training class scheduled for 3/26/13, led by Liisa Jackson, has been postponed.

**Covanta:** Brian Moran did Covanta inspections on Monday. The report has not yet been received in the office.

**Dunkin' Donuts:** A letter was received from Schofield Brothers requesting a certificate of compliance for the system at 441 Washington Street. Ann McCobb discussed the status with Rich Westcott, agreeing that this would only pertain to the leaching field and that the project needs more research to be done.

**29 Norfolk Street:** A new septic plan design was received reducing the number of bedrooms from 5 to 4. It encroaches less on the foundation. Ted Valpey spoke to Rich Maccagnano about the double barrier approach and told Rich he would insert plywood between the two 40mil HDPE layers. He felt that using the plywood as a support would be feasible for installation.

**Lot 34 Hopping Brook Road:** The Planning Board received an application for a Special Permit and a Site Plan Review for a new industrial building on Hopping Brook Rd near Boynton Ave. The sidewalk and water are already installed. No septic plan proposal has been submitted yet.

**HHS Concession Stand:** Ann McCobb received a call from Bill Rodenhiser stating that he is interested in helping with the project.

Ann received notice from the State today giving local BOH approving authority for many issues including tight tank projects. The Board has until 5/10/13 to comment on the changes to the regulations.

### **7:15 Hearing – 74 Exchange Street**

Paul Saulnier joined the meeting representing the owners of 74 Exchange Street. Paul presented the septic upgrade plan. It is a 2 family residence with 4 bedrooms. The plan is to replace an existing cesspool. There is no increase in flow proposed. The site has a fast perc rate; less than 2 and the system is 5ft above groundwater. The plan includes an impervious barrier surrounding the septic tank and the soil absorption system. Paul presented the Board with variances to offsets and size reduction.

Ann McCobb stated that the proposed system has a 17 lineal foot reduction and is concerned about the stress on the system. Rich Maccagnano questioned the possible use of infiltrators and Paul said the site didn't allow it. He and property owner Stephen George, stated that the building will be upgraded to code and all low flow fixtures will be installed in the upgrade.

**Motion: A motion was made by Rich Maccagnano and seconded by Eric Dickinson to accept the variances:**

- 1. allow the soil absorption system (SAS) to be 6 feet off the property lines and the retaining wall to be 1 foot off the property line, instead of the 10 feet required;**
- 2. allow the septic tank to be 8 feet off the foundation crawl space versus 10 feet required and the SAS to be 10 feet off the cellar wall instead of the 20 feet required;**
- 3. allow the SAS capacity to be reduced by 23% versus 100% due to site limitations.**

**All in favor.**

### **7:30 hearing – 8 Railroad Street**

Paul Saulnier is representing the owners of 8 Railroad Street. Paul presented the septic upgrade plan. It is a single family residence with 4 bedrooms. There is no increase in flow proposed. The house has a stone foundation and the plan includes a barrier. Besides the issue of a small lot there is a significant hole in the yard and a shoe shop out building that must be removed. Paul must fit a system on the property as well as allow for parking. Rich Maccagnano questioned whether parking would be allowed on the system or not and asked that the design be determined now rather than during construction. He and Eric Dickinson discussed the criteria of parking versus not. If it is decided that the space will not be used for parking Rich would like to see a fence type barrier installed to prevent any parking on the system. Property owner Stephen George will decide the issue before construction.

Ann McCobb stated that low permeability fill be used to fill the old well hole. She also stated that the property should be surveyed and the plan requires a professional land surveyor (PLS) stamp.

**Motion: A motion was made by Eric Dickinson and seconded by Rich Maccagnano to accept the variances:**

- 1. allow the septic tank to be 5 feet off the property line and the soil absorption system (SAS) to be 9.25 feet off the property line, instead of the 10 feet required;**
- 2. allow the septic tank to be 7 feet off the foundation versus 10 feet required and the SAS to be 16 feet off the cellar wall instead of the 20 feet required;**
- 3. allow the SAS to be constructed at 80% of the design requirements due to site limitations.**

**All in favor.**

### **86 Washington Street – Multi-tenant Use**

Ken Caputo joined the meeting representing the prospective buyers of the two units for sale. Ken presented 2 applications for 2 buyers; both do the same function, drive race cars and need storage for them. Each unit will be purchased with a septage capacity for an automotive repair shop, 150gpd. The applicants have been to the ZBA and were granted a special permit for use.

Rich Maccagnano is concerned that if two units are sold then control and responsibility for the use of the system might be compromised. Ken stated that each unit being sold would be assigned the capacity of 150gpd for legitimate use and that use would be required for the buyers for potential resale in the future. A repair and maintenance condominium agreement would be in place designating responsibility of the system, contact person, and specified 150gpd for each of units 2 & 3 and the remaining 435gpd for the remaining units. The agreement will be forwarded to the BOH office within 30 days of closing.

Ann McCobb will send a letter to Ken acknowledging Board approval prior to closing.

### **Winthrop/Arch Street**

Nat Simpkins and other members of the Lake Winthrop Watershed Association (LWWA) joined the meeting to discuss the Winthrop canal flowing along Arch Street. Nat presented a map of the canal and stated that the goal of the group is partially to get the water flowing again through the canal and also to address the beaver issue. Nat said that he remembers in years past that Central Massachusetts Mosquito Control (CMMCP) came in and cleared the canal area. He said that the problem is exaggerated due to town maintenance neglect. Rich Maccagnano said that it was discussed last year and it was determined that CMMCP did not have the manpower or equipment to complete the project. Ownership and funding are also issues that need to be addressed. He stated that continuous maintenance is an issue the Town needs to address with the Highway department or a contractor. The canal needs silt dredging to improve movement since standing water brings mosquitoes and that the beavers only complicate the issue.

Rich asked if the group has talked to the Selectmen and Nat said that Jay Leary took a tour of the area.

Laura Raney, 89 Arch Street, said the whole watershed is flooded and there is standing water where there never was before. It needs to be addressed because it will only get worse next year.

Rich spoke about the current dam project that the Conservation Commission is undertaking in clearing and repairing the dams in town. He said there has been long time neglect of the dams and the canal needs a similar approach. Funding is a primary issue and an article on the Town warrant is necessary.

Discussion continued about possible removal of the beavers with the Board saying they were not in favor of eradicating the beavers but that dams have been removed or breached in emergency situations. Ann McCobb referenced a few examples of breach situations. A multi-year work plan was discussed involving CMMCP, Highway department and the Selectmen.

Ann reported on her recent research into funding dredging and flooding projects that may pertain to this issue. She explained that the issues are complex, inter-related and need to be kept separate. It was agreed that Ann would write a letter to CMMCP to request work on the canal, the residents would also write a letter of request. The residents will give their notes to the Board of Health, will get on the Board of Selectmen's agenda, and will speak to John Thomas.

### **Health Director's Report continued**

**Soil Evaluator:** The Board would like to explore a method to fund the Soil Evaluator exam for Eric Dickinson.

**Motion:** Rich Maccagnano motioned to adjourn the meeting at 9:10p.m. Seconded by Eric Dickinson, all in favor.

Respectfully submitted:

Lisa Deering, Health Department Clerk

Approval Date: 3-21-13