

**Minutes of the Carlisle Board of Health
January 30, 2007
Approved: February 27, 2007**

Present: Board Members Martha Bedrosian (Chairman), Michael Holland, Jeffrey Brem, Bill Risso. Absent Leslie Cahill; also present: Linda Fantasia (Agent); Laura Foley (Carlisle Mosquito)

The meeting was called to order at 7:30 p.m. at the town hall.

BILLS – It was moved (Bedrosian), seconded (Risso) and unanimously voted to approve the bills as presented. The Board agreed to order the 2006 MAHB Guidebook.

Minutes – 1/3/07, 1/16/07 next meeting.

50 HART FARM ROAD – addition. Present for the discussion was Arvind Putambekar, owner.

Putambekar explained that he wants to enclose the ceiling over the first floor family room. Currently it is open to the second level. This makes it difficult to heat. He would like a room count from the Board. The house has a six bedroom septic system. The Board reviewed the floor plan including basement and attic.

Based on the floor plan layout the Board determined that the house will have thirteen rooms including the new room. There will be no increase in flows over the existing capacity. A letter will be sent to the Building Inspector.

HAZARDOUS WASTE AGREEMENT – Bedrosian signed the agreement with Clean Harbors. Set up cost is \$700; full car \$48 and half car \$28. The collection is scheduled for 4/28/07 from 9-12 at the DPW.

BARN LICENSES – Larry Sorli and Deb Toher, Animal Inspectors, inspected and approved 65 barns. The Board authorized the agent to sign the licenses.

FOOD SERVICE PERMITS – Bedrosian signed annual licenses for St. Irene's, First Religious and Congregational Church. The kitchens were inspected earlier in the year and passed.

PUBLIC RECORDS PROCEDURES – the Board approved new procedures intended to improve counter service by limiting it to the days when the Administrative Assistant works. Written requests will be taken other days or for file research. Title 5 Inspections will cost \$5.00. This fee is intended to cover staff time. A copy of the new procedure will be sent to the Town Administrator.

21-23 BEDFORD ROAD - In October the Board approved the proposed work which included demolishing the barn, reconstructing it as living space and renovating rooms in the main house and apartment. Bedrosian was concerned about the extent of the demolition work which removed the foundation. Fantasia checked with the Building Inspector who said the barn area will be classified as new construction and the other work renovation. The Board agreed that the request submitted in October showed no increase in flows to the system, so it is not classified as new construction under Title 5.

The Board asked Fantasia to check on the building plans when submitted to verify that they are the same as the ones approved by the Board.

MDPH – the Board agreed to request an intern to help with emergency plans and training for the MRC.

ANNUAL REPORT – draft will be emailed. Report is due 2/5/07.

WARRANT ARTICLES – An article will not be submitted to increase the \$50,000 cap on the revolving account. Fantasia was concerned about upcoming filings for two subdivisions and additional hours for Mary. Currently the average engineering bill is between \$3-4000/mo.

The Board agreed that if additional funds need to be expended, they would ask the Selectmen for a one time approval.

FERNS COUNTRY STORE – The Board discussed a letter from Stamski & McNary (SMI) dated 1/25/07 to DEP in response to DEP's decision that the renovations would be classified as new construction and the well a public water supply. A revised plan provides for the required setback from the new foundation to the septic tank and the addition of an outside stairwell to a third floor storage area. The plan still includes seating for 25 patrons, converting the former repair garage into a retail store, building an addition between the existing store and the garage, renovations to the food service and retail areas, and the installation of a unisex composting toilet. The applicant claims that the well is not a public water supply since there will be no public access to the water supply.

The Board agreed that the new seating area remains a problem. SMI argues that the approved design flows of 970 GPD equal the post renovation design flows of 920GPD. Therefore there is no increase in flows that would trigger new construction under Title 5. The Board noted however, that the existing system (227 GPD) is only 27% of the required design flows and only was approved as an emergency repair for a failed system. Additionally there may be Food and/or Building Code issues that need to be addressed particularly for the use of a composting toilet as a public restroom. There will be no water supply for the restroom. Sanitary wipes will be available. Food preparation will use bottled water. The applicant will need to submit a design for the food service area. The applicant does not plan to change the menu from the current operation. The Board discussed whether a tight tank might be an option, but agreed their use is very limited under Title 5.

There was no action required on the Board's part. The Board will wait to see what DEP decides.

70 ORCHARD ACRES – Barn conversion. The second floor of an existing barn is being converted into a home office. A separate soil absorption system is proposed. The design is in compliance with state and local regulations. The design flows are based on a commercial office (75 GPD/1000SF). For a home office the Board counts it as residential space. The Board reviewed the floor plan which includes at least two rooms that could be used as bedrooms. There was also a full bathroom. The system is sized for 333 GPD so there is sufficient capacity for residential flows. There is no reason to have a garbage grinder allowance since the home office cannot have a kitchen. Brem asked why the plan was being reviewed now when it was submitted in November. He asked Fantasia to check that Frado was making the 45 day deadline.

The Board agreed to approve the plan conditional upon changing the design flow criteria to residential use.

COVENTRY WOODS – Bedrosian reported on the ZBA meeting which she and Fantasia attended. ZBA agreed to require the mounding analysis pre-permit. There was some discussion on testing the wells during the low water season but Bedrosian explained that the Board was split on this requirement. ZBA may decide to require low season testing, but not necessarily as a pre-permit condition. Holland said the important point is to make sure that all of the wells are tested at the same time and that DEP reviews the data. ZBA would like the Board to make a specific recommendation on the irrigation well.

B&T provided various options in a memo including drought resistant landscaping, reducing the amount of lawn area, bringing in outside water. They feel it may be possible to eliminate the irrigation well with these measures and a phased development. It is only the initial planting that requires a lot of water. B&T does not believe an irrigation well needs to produce 20,000 or even 10,000 GPD necessarily. Holland and Brem noted that DEP will not allow the use of the PWS for irrigation. Risso said he still favors an irrigation well but with a cap on the amount of water that can be withdrawn. There will also be a separate well for the fire cistern. It is not possible to use this well for irrigation because once it is installed with the cistern, ownership is turned over to the town. Bedrosian suggested no irrigation well. Brem, Risso and Holland felt that there needs to be some provision for irrigation. Risso said the condo owners should have the same right to irrigate their lawns

and in the same amount as the typical Carlisle homeowner. He would like to encourage the builder to reduce the amount of needed irrigation through other measures. Holland and Brem felt a 4000GPD withdrawal would be sufficient. Holland agreed that irrigation is routinely done in Carlisle and the Board of Health is not moving in the direction of changing this. To expect something different from the affordable housing development is not in keeping with the rest of the town. Some builders clear cut a lot which requires extensive replanting and irrigation. This is not the intention at Coventry Woods. Holland felt that 4000 GPD for forty families is reasonable. One-third inch of water in areas to be irrigation should be sufficient. This is less than what is proposed by the developer. The well should be tested with the other wells. DEP has agreed to review the data. The Board discussed a range of water usage from 1000 to 12,000 GPD. Brem suggested 2,000 GPD and a cistern. The well would supply the cistern along with other water collecting devices.

Alex Parker suggested Xeriscaping or only collected rain water for landscaping. If the Board sets a limit to the withdrawal, the well will have to be metered. The Board said they have already asked for metering.

It was moved (Brem), and seconded (Risso) to recommend to the Zoning Board a condition setting a maximum 2000GPD water withdrawal from the proposed irrigation well for Coventry Woods and the installation of a third 10,000 gallon cistern which will be supplied by the well along other water collecting devices. Vote: Yes – Risso, Bedrosian, Brem; No – Holland. Motion passed.

The Board agreed to send a letter to DEP restating its position on the well testing process and data review.

There was no further business discussed. Meeting voted to adjourn at 9:30 p.m.

Respectfully submitted,

Linda Fantasia
Recorder