

Minutes of the Carlisle Board of Health
March 8, 2007 -Special Meeting
Approved March 20, 2007

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

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

COVENTRY WOODS DEVELOPMENT – The Board met for the purpose of approving a draft memorandum, prepared by Brem, documenting the Board’s concerns about the Coventry Woods development, particularly the need to do a pre-permit assessment of Septic System “C” for groundwater mounding, its constructability and potential for impacts to nearby wells, and to follow up on the on oral comments made by Brem and Bedrosian at the ZBA meeting of 3/1/07.

The Board was concerned that ZBA has incorrectly concluded that if the groundwater flows toward Spencer Brook there will be no impact to the Epstein well. The Board agreed that there is also radial flow from the subsurface mounding which could cause pollutants to travel toward the Epstein well even if the groundwater direction is toward the brook. The Board agreed that there is cause for concern about the impacts of SAS “C” because of wetlands, private wells, the large size of “C” and its proximity to the lot line. Holland said that if the Board’s concerns parallel DEP’s guidelines for large systems, it would not be unreasonable to propose them as conditions. Of particular concern would be the possibility of groundwater mounding impacting abutting property. This could be addressed with additional treatment of effluent prior to the leaching area. DEP might also require 5 mg/L of nitrogen limits at the property line since there is a nearby drinking water well. Brem was concerned about the height and grading for “C”, particularly if the height increases as a result of the groundwater mounding analysis. One of the consultants suggested the possibility of a 4-7’ increase. Holland was not as concerned about the height unless the soils are remarkably impervious. He does not believe this will be the case. A 3:1 slope is manageable once it is stabilized. SAS “C” requires either a recirculating sand filter or an equivalent alternative technology since it has a design flow of greater than 2000GPD and is located in a nitrogen sensitive area. The design for SAS “C” includes a FAST system.

The Board agreed that based on the above concerns, it would be reasonable for the ZBA to require a basic level of groundwater monitoring and modeling analysis. ZBA consultant Jim Vernon (ENSR) provided the ZBA with various options and costs, depending on how much data is sought. The Board of Health agreed that it would not be necessary to do the full scale \$20-30,000 analysis. Four or five monitoring wells along with modeling should be sufficient, at a cost of approximately \$10,000. Bedrosian said this should be a pre-permit condition because the findings may result in significant changes to the project design. She also suggested that the applicant may be counting on his permit to obtain further financing. This may explain why he is reluctant to pay for pre-permit testing. Throughout its preliminary review, the Board of Health has recommended groundwater mounding analysis on a number of occasions. The Board has also recommended modeling for nitrogen, virus and bacterial transport and effects on existing wells. Drinking Water Standards allow for no coliform in a drinking well. The Board would like a zero virus count also.

The Board briefly discussed whether to recommend a specific time to test the wells. Holland said bedrock wells are not typically affected by seasonal groundwater unlike an overburden well. It is not standard practice to require the wells to be installed pre-permit. As for connectivity between the wells that may change the well field radius, DEP has already agreed to look at this during the pump test. If there are problems, DEP will require a solution. Bedrosian and the other Board members would still prefer testing the wells during the dry season (July, August). This would show more conclusively any impacts to abutters’ wells. The Board made some minor edits to the memo. Brem will prepare a final copy. The Board thanked Brem for his work.

There was no further business discussed. Meeting voted to adjourn at 8:30 p.m.

Respectfully submitted,

Linda Fantasia
Recorder