

**Minutes of the Carlisle Board of Health
July 14, 2015**

Bills

Administrative Reports

Minutes 5/12/15, 5/26/15, 6/9/15

- 318 Maple Street – barn conversion (Saylor)

- 95 Hanover Road – septic installation (Nouvellon).

- Lots 1, 2, 3 Rutland Street – new construction

DISCUSSION- Old Home Day Comments

NEW BUSINESS

The meeting was called to order by the Chairman at 7:00 pm at town hall. Present were Board members Bill Risso (Chairman), Lee Storrs, Catherine Galligan, Todd Thorsen, and Donna Margolies. Also present Linda Fantasia, Health Agent, Helen Lyons (Carlisle Mosquito).

BILLS – Sharps containers for sale. **It was moved (Galligan) and seconded (Margolies) to approve the payment of \$100.96 to Moore Medical for the purchase of 25 sharps containers. Motion passed 5-0-0.** The purchase is funded from the Disease Prevention Warrant Article established by the town in the amount of \$2000.00. There is a balance of \$1750.94 minus the above purchase in the account. The Board decided not to request that the funding be replenished at this time.

ADMINISTRATIVE REPORTS – June 23, 2015

Daisy Gasoline Station –

- Scope of Work (Cushing and Jammallo)
- Public information meeting Gleason Library 6/24/15 7 pm

Tony Mariano of the Water Quality Subcommittee reviewed the scope of work. The scope of work provided very little detail: the wells to be used were not identified. Neither the Board of Health nor the Water Quality Subcommittee had attended the public information session.

Emerson Home Care Contract – Since the fiscal year has already begun, EHHC will use the same rates as last year; Fantasia said there is only an old Agreement on file which renews automatically. She suggested starting a new contract for FY17 similar to the ones used with other consultants. EHHC is also in favor of this.

Mass. Health Officers Conference – 10/21-10/23; There is \$1295 in PHEP funding available. The conference agenda has not yet been posted but typically contains five tracks: nursing, sanitation, emergency preparedness, regulatory and miscellaneous. Risso encouraged Board members to attend.

Municipal Shelter Exercise – Region 4A is sponsoring a functional exercise in September using a contracted facilitator and NERAC resources. NERAC will provide back-fill pay for public safety. Carlisle’s Local Emergency Planning Committee will be invited. The workshop is intended for town officials.

Summer Fun Program – The Recreation Dept. tested four local pools that will be used for the swim program. There were no positive results for coliform. Two of the pools had higher than expected Total Plate Counts (349 and 857). The National Standard for Pool Water Quality is 200 CFU/ML. Although not an immediate health risk the levels indicate that the treatment system is not working properly. The Recreation Dept. is having the pools cleaned.

MA Arbovirus Report – 7/5-7/11. The Board would like to know how many households spray their yards and whether abutters are notified.

Special Engineering Requests – The installer for the system at 45 Craigie Circle asked to schedule two special engineering requests to meet his work schedule. The Board agreed that special requests for engineering services are intended for unusual or emergency circumstances over which the installer has no control. The Board expects a system to start on a Wednesday and be completed within three inspections. In this case, the installer asked for the first inspection on a Thursday, which was granted at the owner's request because of a scheduled closing, but is now looking for an additional non-Wednesday inspection claiming he was not able to get to the site. The Board agreed that while it is sympathetic to homeowner's wanting the work done quickly, inspections must be fair for all applicants and take into account the town's budgetary constraints. Special requests have an impact on the office staff and take time from the regular work load. This puts other applicants at a disadvantage. The surcharge is intended to cover the costs of the extra work to the town.

Fantasia explained that non-Wednesday inspections are sometimes warranted due to weather or problems in the field. There is no additional charge in these circumstances. The Board is interested in tracking installers who try to take advantage of the system. Fantasia said the office had been tracking number of inspections and reasons for re-inspections but stopped during the winter shut down. Owners looking for an installer could use this as a reference. The Board agreed that requests should be handled by the Health Agent and Frado and that the tracking system should be reinstated.

DISCUSSION ITEMS

Old Home Day Booth – Galligan, Fantasia and Judy Hodges staffed the booth. Visitors were asked if they knew what the Board of Health did and suggestions for future activities. Overall comments were positive although many did not understand the role of the Board.

Town Website – the technology committee is recommending a new model which may include a page for comments.

318 MAPLE STREET – Since owner was not present, the Board agreed to continue the discussion to the next meeting. The project involves the construction of a two bedroom apartment in the barn. There is an open loop dual purpose geothermal – drinking well on the property. The Board briefly discussed its concerns about open loop wells and whether they should be allowed. Fantasia had checked with DEP on whether the UIC permit would need to be modified. According to Joe Cerutti it would not as long as new wells were not added.

95 HANOVER ROAD – The owner, Dr. Chantal Nouvellon, had requested a meeting with the Board. She did not appear at the meeting nor did she inform the Board that she would not attend. Fantasia will follow up tomorrow.

MINUTES – It was moved (Thorsen) and seconded (Margolies) to approve the minutes of 5/12/15 as amended. Motion passed 5-0-0. It was moved (Margolies) and seconded (Thorsen) to approve the minutes of 6/9/15 as amended. Motion passed 5-0-0. It was moved (Galligan) and seconded (Margolies) to approved the minutes of 6/23/15 as amended. Motion passed 5-0-0.

RUTLAND STREET DEVELOPMENT – Glen Urban, buyer, and George Dimakarakos, Stamski & McNary Inc., and owner Leo Blanchette appeared before the Board.

Dimakarakos explained that Urban has a purchase and sale agreement for the property. He is proposing to create three Approval Not Required (ANR) lots. There are no regulatory issues. Three septic plans were submitted to the Board of Health. Although they have had an engineering review, the layout of the development may be of concern to the Board. Urban said he lives on Pinebrook Road which abuts the property. Through the years has purchased adjacent land which he has placed under Chapter 61B. In addition to the three lots off Rutland Street, there are an additional four acres that Urban would place under Chapter 61B. His intention is to preserve the land while creating an environmentally sensitive development. The Town would have the Right of First Refusal should he ever decide to sell the land. He allows the public to use the trails on his land and would continue to do so.

The layout of the three lots requires a Common Driveway Special Permit from the Planning Board instead of individual driveways. Because all three lots will be accessed via a common driveway, and the common driveway crosses over the septic system for Lot 1, Fantasia wanted the Board to consider the layout. Frado had reviewed and approved each of the system designs but there is some missing or partial information regarding a proposed fill easement that needs to be addressed before issuing a permit. All of the systems are conventional Title 5 systems.

Dimakarakos said the lots are limited due to significant wetlands on the property and the Flood Hazard District. The Conservation Commission has approved the wetland delineation. Each lot could have its own legal access but that would involve significant wetland crossings. Using an existing cart path to access all three lots reduces curb cuts which is preferable to the town. The driveway is the minimum 40' setback from the lot line as required by Planning Board which places it over the leaching area. There is no alternative location for the leaching area on Lot 1. It will be designed for heavy loading.

The Board was concerned that the common driveway on Lot 1 is also the only access for the other two lots. If it needs to be repaired or replaced, or there is a problem with the septic system, the other owners may not be able to get to their property. The Board asked if the driveway could be moved away from the system. Dimakarakos said Planning Board would need to grant a waiver from the lot line setback. Since the property is raw land and under one ownership, the Board questioned why a fill easement was incorporated into the design for Lot 2. Dimakarakos said a number of issues had to be taken into account and the current layout is the best for the site. Eliminating the fill easement would require the installation of an impervious barrier and retaining wall. Dimakarakos explained why the fill easement was a better choice and a better fit for the topography. The Board also asked whether alternative technology had been considered to reduce the size of the system. Dimakarakos said even a smaller footprint would require a fill easement. Easements are legal instruments recorded on the property deed so there should be no confusion over their purpose. They are intended to allow for breakout grading when it is not possible to do this within the lot line.

The Board noted that all of the designs are for six bedrooms. With the limitations on the site, there is no safety margin should something need to change. Each design must work perfectly. This would not be the Board's first choice. Risso wanted to know who would have legal ownership of the common driveway land and how this impacts ownership of the Lot 1 septic system. Dimakarakos said this would be spelled out in the special permit. Risso asked if it might be possible to widen the access easement so if work on the system was required, travelers would still have room to access the last two lots. The construction timetable was also discussed. If Lot 1 is sold before the other two, the driveway may not have a complete binder to withstand heavy traffic. Dimakarakos said there could be a condition that a full binder is required once the Lot 1 system is installed. The binder could also be increased by a few inches as extra protection. Galligan pointed out that Title 5 (15.248) only allows driveways over systems when there are restrictions on the land. Dimakarakos said driveways are often located over septic systems, usually for aesthetic reasons. In this case it provides the best access for the three lots by using an existing cart path and the developable land has a number of limitations. The possibility of having a separate common driveway for Lots 2 and 3 with a private driveway for Lot 1 was discussed. This would eliminate the access question should the system need work. Dimakarakos felt this would go against the intent of the Planning Board to reduce curb cuts. Galligan was still uncomfortable about placing the single access to all three lots over a septic system. Owners are not necessarily aware of the implications in this type of layout. If the road is closed for some reason, two homeowners will not be able to reach their homes. Dimakarakos felt this would not be a problem with a correctly designed driveway and system. The system will have inspection ports and the distribution box outside the driveway area. Dimakarakos will look at moving it closer to the lot line. Risso said if this cannot be done, he would want a stronger base for the driveway similar to street roadway designs. Frado would review the design specifications.

To summarize the Board agreed to the following: applicant should check with the Planning Board about moving the driveway closer to the lot line; the Board's preference would be one house, one driveway; the wording for the easement should give access to all of the back lots at all times; the driveway should be built to roadway specifications; the vent for system 1 needs to be relocated; the full extent of the fill easement for Lot 3 must be shown.

Since the plans do not require waivers, a public hearing is not needed. The Health Agent is authorized to approve the permits. It was suggested that in the future, multi lot developments should have a preliminary meeting with the

Board of Health and simultaneous filings with other land use departments. This allows each department to understand the full extent of the proposed development.

Owner, Leo Blanchette, expressed his frustration on the length of time involved. The Board pointed out that it only became aware of the development within the last week. Other issues may have caused some of the delays.

429 CROSS STREET – A letter will be sent to the owners asking for a septic system upgrade schedule for the next meeting. The system should have been upgraded this summer but additional testing still needs to be done.

There was no further business. Meeting voted to adjourn at 8:55 p.m.

Respectfully submitted,

Linda M. Fantasia
Recorder