

**Minutes of the Carlisle Board of Health
July 28, 2015**

Bills Administrative Reports Minutes 318 Maple Street – barn conversion 570 West St – Lion’s Gate Subdivision Discussion Items <ul style="list-style-type: none">• Agent Authorization• Carlisle Extended Day – water tests• 95 Hanover Street – Selectmen’s letter• Daisy Gasoline Station – well testing• 429 Cross Street- system upgrade

The meeting was called to order by the Chairman at 7:05 pm at town hall. Present were Board members Bill Risso (Chairman), Lee Storrs, Catherine Galligan, Todd Thorsen. Board member Donna Margolies was absent. Also present Linda Fantasia, Health Agent.

BILLS – none

ADMINISTRATIVE REPORTS –

Mass. Health Officers Association (MHOA) Grant– The Board was awarded a \$1000 stipend to fund a graduate level internship. The Board agreed to employee Stephanie Moore, a Master’s level candidate at the Boston University School of Public Health, to work on the project which involves developing a tick borne disease (TBD) symptom checklist for residents and updating the website on prevention and treatment. The work must be completed by 9/30/15. Moore is also researching deer management and its efficacy as a means of reducing TBD.

Pure 7 Chocolate – The Board was informed by the Building Inspector that new equipment was being installed. The Board should have been notified of any changes in staffing, operation or menu. Fantasia will advise the business owner and do a site visit. Risso recommended taking pictures.

Inspections – Fantasia checked with Randy Phelps, the town’s food service consultant. Phelps said the Board has the right to unannounced inspections and does not need permission from the owner. The Food Code specifically allows this. Risso asked Fantasia to check with the organizers of the MHOA Legal Workshop since this point may not have been clear to the audience.

Farmer’s Market – Fantasia asked if the Board would consider a reduced fee for residential kitchens that only participate in the farmer’s market. The fee is \$30. The market is open a very limited number of weeks resulting in limited profits. The Board did not support a change at this time. The Finance Committee wants municipal services to be cost neutral. There is administrative time involved in processing the application and doing an inspection. It was noted that the cost of dealing with a Food Borne Illness (FBI) is also built into the permit fee since this would require considerable staff time should one occur. If the Board makes an exception for the market there may be other types of requests for similar relief. Galligan wanted to recheck the Fee Analysis before making a decision. Fantasia said there had not been a request for a reduced fee. It was just a suggestion.

318 MAPLE STREET – Deed Restriction. Present for the meeting was owner Alison Saylor.

Saylor explained that the project consists of converting approximately 850 sf of the interior of an existing barn into a two bedroom accessory apartment. The barn is being renovated under the local zoning Distinctive Structures Preservation Bylaw. The renovation includes a small bump out of a window. The apartment will have its own

heating system. The existing well for the main house will be used for drinking water. This well is a dual purpose open loop geothermal and water supply well. The main house has an auxiliary heating system. The house was built in 1687 and there have been changes to the lot since then. Renovating the barn will also require a Special Permit from the Zoning Board since the structure is non-conforming.

The apartment will tie into the existing septic system which was installed in 1981 and is designed for four bedrooms. It includes a garbage grinder allowance for a total 660 gpd capacity. There are eight rooms in the main house and four in the apartment (twelve total). Under local regulations this requires 625 gpd if there is no garbage grinder. Saylor does not have a grinder and would agree to a Deed Restriction. The system would then have sufficient capacity for the apartment. A preliminary sewer tie in plan was prepared by Bob Guernsey. The system received a conditional pass for a Title 5 Inspection. The distribution box needs to be replaced.

The Board reviewed the proposed floor plan for the apartment. There is space for a second bedroom on the first floor but it would be integrated into the main living space with movable walls and a folding murphy bed. The Board debated whether this should be counted as a bedroom. Saylor thought future tenants might use it on a temporary basis. The Board agreed that since it could function as a bedroom it should be counted. The system will still have sufficient capacity for twelve rooms (660 gpd provided; 625 gpd required).

The Board asked about the open loop well. The Board has reservations about open loop wells because of possible groundwater contamination and discharge of excess water that may not be returned to the same aquifer. Saylor said they have never had a problem. She explained that she has an overburden well and the soil is pure sand making it uniquely suited for this type of well. A closed loop well would have cost much more and made the project uneconomic. An old farm well is used for the excess discharge so the water is returned directly back into the groundwater. The Board said if open loop wells are prohibited, the Saylor well would be grandfathered.

It was moved (Thorsen) and seconded (Galligan) to exchange the design flows for the garbage grinder allowance for 318 Maple Street for a two-bedroom apartment to be constructed in the barn on the property, conditional upon recording a Garbage Grinder Deed restriction on the property title prior to issuance of a building permit. Motion passed 4-0-0.

DEFINITIVE SUBDIVISION PLAN FOR THE LION'S GATE DEFINITIVE SUBDIVISION PLAN, 570 WEST STREET, CARLISLE MA, MAP 6-66-0, PREPARED FOR MICHAEL KENNY, DESIGNED BY MEISNER BREM CORP. DATED JUNE 22, 2015

The Board reviewed the engineering review letter from TCG dated July 24, 2015. In general the soil testing indicates that the proposed lots should support subsurface sewage disposal systems although not all of the testing results were shown on the plan. Additional testing will be required in order for the Board of Health to approve individual subsurface sewage disposal system permits. The applicant also needs to identify how wood waste will be disposed.

The Board noted that three of the four lots require fill easements for septic system breakout grading. Although allowed by Title 5, the Board is not in favor of fill easements. The Board agreed to recommend to the Planning Board that it include a condition that fill easements be avoided and septic breakout grading be contained within the individual lot where ever possible. It appears that this would be doable with additional testing and relocation of some of the houses and wells.

It was moved (Galligan) and seconded (Storrs) to give a positive recommendation to the Carlisle Planning Board on behalf of the Lion's Gate Definitive Subdivision Plan based on the 7/24/15 report from Technical Consulting Group that although additional testing will be required in general the soils are suitable for septic systems and to further recommend a condition to eliminate septic system fill easements as much as possible. Motion passed 4-0-0.

ADMINISTRATIVE ASSISTANT REPORTS (cont.)

Building Inspector– Marty Allen is the interim inspector. He also works for Chelmsford. Risso has been asked to join the search committee for a new commissioner.

Foss Farm Wells – the driller completion reports have not been submitted although the wells were installed in April. Fantasia will follow up with the Conservation Commission.

Challenger Sports Camp – The camp only filed their application late last week. Camp is due to open 8/3/15. The camp has agreed to pay the \$50 late filing fee. Fantasia will be meeting with the Director on 7/30/15 to review policy and procedures and go over medical forms. There is a lot of pre-camp work that will need to be done if the camp is to open on Monday. The Board agreed that it would not allow a late filing for a second year.

Lifetime Green Homes – Town counsel prepared draft ZBA decision for review. Next meeting 8/3/15. Storrs and Risso agreed to review the draft conditions pertaining to Board of Health.

338 Bedford Road – Fantasia explained that the civil engineer had called for soil testing dates but no plan or project narrative for the group home project had been submitted. It would be difficult for Frado to witness testing without any idea of the scope of the proposed design. Testing will be postponed. A meeting with the Project Team and the Land use staff will be scheduled. The Board would expect that the development meet its requirements for multi-family housing including 165 gpd and a financial reserve for septic and well replacement. The existing house will be demolished so the project will be classified as new construction. The Board agreed to send a memo to the Housing Authority explaining the importance of a pre-submission conference with the land use staff to improve communication. This is particularly important when it involves unique projects such as the proposed group home. Fantasia said there are also some zoning questions that town counsel has been asked to address.

DISCUSSION ITEMS

Agent Authorization – It was moved (Storrs) and seconded (Galligan) to authorize the Health Agent to act on the Board’s behalf in accordance with MGL Ch. 111, sec 30 and as further described in edited list presented at the meeting to be effective 7/28/15. Motion passed 4-0-0.

Carlisle Extended Day – the latest water test was positive for coliform in the teacher’s sink. A follow up test after treatment was negative. This has been an ongoing problem with the facility which is a Public Water Supply. Fantasia will contact the Director to see what the school is doing about the problem.

95 Hanover Road – The Board received a copy of the letter to the owner from town counsel listing the items that need to be addressed for work to continue. The site is currently under a Stop Work Order from the Building Department and does not have an active Sewage Disposal Construction Permit from the Board of Health.

Daisy Gasoline Station Well Testing – The Board received a list of private wells to be tested by Cushing, Jammallo and Wheeler, the new Licensed Site Professional assessing the site. The MTBE contamination appears to be following a northeast southwest direction through the center of town. They are only testing for gasoline contaminants.

429 Cross Street – The owners have not taken any further steps to replace the failed system which is located 47’ from the drinking water well. Fantasia had contacted the owners but had not received a response. Previously the owners told the Board that the system would be replaced this summer. A three bedroom plan (Title 5 minimum capacity) was submitted last winter. Since there are only two bedrooms in the house this would be an increase in capacity and classified as new construction. The plan did not include a reserve area as required for new construction. The owners have not scheduled additional testing for a reserve area. The Board is concerned that the delay may prevent getting the system installed before the winter shutdown. The Title 5 Inspection also noted that the grey water from the laundry is discharging into a foundation drain the runs to daylight. The owners could also request a two bedroom deed restriction but have not been in touch with the Board.

The Board agreed that the system needs to be replaced as soon as possible because of the well and grey water. A letter will be sent to the owners requiring a plan to be reviewed prior to the Board's meeting on 8/25/15 and start of construction by 9/1/15. All work must be completed by 11/30/15.

Lyme Disease Subcommittee – three resumes have been received for the vacancy. The committee will review at their September meeting.

2015 Annual Notice to Local Boards of Health – Board members to review. There are new policies regarding testing for manganese and radionuclides.

Irrigation Wells – The Board will discuss establishing a policy comparable to the rate established for a recent development and whether to meter the flows at the next meeting. Instead of a meter the Board could require documentation from the driller setting a cap on water withdrawal. The Board may also discuss prohibiting open loop geothermal wells. The Board is concerned that the water withdrawn may not return to the same aquifer. Proper maintenance is also a concern for protecting groundwater from contaminants.

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

Respectfully submitted,

Linda M. Fantasia
Recorder