

**Minutes of the Carlisle Board of Health
August 11 2015**

Bills Administrative Reports Minutes 7/14/15, 7/28/15 7:15-7:4 129 East Street 7:45-8:00 Pure 7 Chocolate	
DISCUSSION ITEMS	MDPH Internship – Stephanie Moore Town Study – Depth to Bedrock 338 Bedford Road – pre-submission conference report Benfield Farms – test results Irrigation Policy
NEW BUSINESS	

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, Donna Margolies. Board member Todd Thorsen was absent. Also present Linda Fantasia, Health Agent and Alex Brewster, Carlisle Mosquito

BILLS – Engineering services for the month of July. **It was moved (Galligan) and seconded (Margolies) to approve the invoice for July engineering services. Motion passed 4-0-0.**

ADMINISTRATIVE REPORTS –

Municipal Immunization Inventory System (MIIS) – This is a new system for tracking immunizations for residents. Flu shots are included. Emerson Home Care will do the registration for a cost or Carlisle could use volunteers. Approximately 100 seniors attend the Flu Clinic. Registering all of the information will be time consuming and there is the issue of confidentiality if using volunteers. Access to MIIS is limited to authorized users. Many people get flu shots at pharmacies and it is unclear how pharmacies will handle registration. The Board agreed that this is another example of an unfunded mandate from the State. The Board proposed sending a letter to the Dept. of Public Health that the town does not have the funds to pay for this service. According to Fantasia, other towns have also complained. The Board suggested asking the Mass. Health Officers Association to address the issue. Carlisle is not requesting state supplied flu vaccine this year. Only 30 doses were provided last year which does not make it worthwhile. The Board is not providing a separate clinic for teachers this year due to limited attendance last year.

Manure Complaint Curve Street – A resident called about the amount of horse manure which accumulates on Curve Street. There are 25 horses stabled in the area from Lowell Street to Cranberry Hill Lane. It is a safety issue when joggers, walkers, cars and bikes try to avoid the piles on the narrow street. Fantasia suggested sending a letter to horse owners in the area asking for help in keeping the roadway clear.

Pesticide Application Complaint – A resident called to see if pesticide application on private property required abutter notification. A neighbor has his property his sprayed monthly with no notice to abutters. The regulations do not require notification for individual properties although it is recommended. Fantasia offered to contact the pesticide company once it is identified to see if something could be done to inform the abutter.

MINUTES – **It was moved (Galligan) and seconded (Storrs) to approve the minutes of 7/28/15 as amended. Motion passed 3-0-1 (Margolies was absent for the meeting)**

129 EAST STREET – Request for a sewage disposal construction permit for a new two-family house. Present were Dan Gainesboro (NOW Communities, LLC), George Dimakarakos (Stamski & McNary Inc.) and Susan Spinney, architect.

Gainesboro is planning on a deep energy retrofit of the existing house and adding a second residence on the above property. According to a determination from the Building Inspector, this is a by-right use of the property due to the age of the existing house. NOW Communities builds energy efficient houses. The site is close to the center of town which is attractive. Originally Gainesboro considered a four-unit comprehensive permit but changed his plans out of concerns for the neighbors. A two unit market priced housing is a better fit for the property.

Dimakarakos said the housing will be a condominium. He wanted to discuss the requirements of the local regulations for condominiums with the Board to see if the smaller development warranted the same conditions. The Board asked if he would be asking for waivers. Dimakarakos said he hoped that the conditions could be satisfied without requiring waivers. The project will have a single seven-bedroom septic system and a private well.

- Review Fee - The system will not be greater than 2000 gpd. The lot is 2.3 acres. Many single family homes in Carlisle have six bedroom systems. The Board agreed that a single family review fee would be appropriate for the system design and installation. Groundwater mounding is not required for systems less than 2000 gpd.
- Financial assurance - Dimakarakos felt it would be a hardship to the developer to meet the financial reserves normally applied to larger developments (25% of estimated replacement cost at startup and 75% full replacement cost by the end of the estimated life span of the system). The home owners association will consist of two owners. Dimakarakos suggested there was no need for the larger fund to be held by the town. The Board agreed that there needs to be some type of financial reserve specifically set aside for septic and well repair and replacement, but the current formula is intended for larger developments which involve a number of owners. They suggested that Dimakarakos prepare some cost figures for consideration. Garrison Place can be used as a model.
- Title 5 Inspections - Dimakarakos suggested eliminating the Title 5 Inspection every three years and follow Title 5 requirements. Title 5 treats smaller condominiums (less than five) differently for this purpose. A Title 5 is required upon transfer of a unit.
- Annual Report – Since there will only be two owners, the Board agreed that an Annual Report would not be necessary. The Board will receive a copy of any Title 5 Inspection and pump out reports.
- Water meters – Dimakarakos said the owners will want meters because it is a shared well. Readings would be included in the Title 5 Inspection. An annual report will not be required.
- Deed Recording – Dimakarakos questioned whether it was necessary to spell out the metes and bounds of the system and all components in the property deed. This can be done but seems unnecessary. They will be located on common land and all of the septic components, well and buildings will be shown on the as-built plan. The Board agreed that due to the size of the condominium project, Deed recording of system components would not be necessary.
- Design flows – the design flows will be 165 gpd.
- Garbage Grinders – Are not allowed in condominiums on private septic systems (Title 5).
- Annual Pumping – the tank will be pumped annually. These reports are filed with the Board by the company.
- Authorized Representative – since there are only two owners, this will not be necessary.

All of the above conditions will be stipulated in the Condominium Trust and Master Deed. The Board wants to review the documents for accuracy but is willing to issue a letter of approval so the developer can obtain a building permit. Final approval will be required prior to release of an Occupancy Permit.

Dimakarakos noted that the complex will only have a total of seven bedrooms serving at the most 14 people. This is under the threshold for a Public Water Supply. He will include the cost of repair and replacement of the well in the financial assurance. The existing house is going to be renovated. He thanked the Board for their consideration. It is hoped that the technical review will be done in time for the next meeting so that the Board can vote on the permit.

PURE7 CHOCOLATE – Food Establishment License. Present were Julie MacQueen and Carrie Raho, owners.

The Board had asked to meet with the owners to address a number of issues dealing with the local food establishment permit. The company also has a Wholesale license from the state. The owners had made some changes to the equipment and operation of which the Board was unaware until recently. The Special Permit from the Zoning Board of Appeals had been modified to increase the number of workers from three to four and additional Saturday hours were approved. A new tempering machine was purchased although it has not yet been installed. A site visit conducted by Fantasia on 7/31/15 revealed that the equipment layout did not match the original plan on file with the Board. The state permit had also expired on 7/30/15. There was no thermometer in the refrigerator and no water analysis to demonstrate potable water. Fantasia had followed up with the state inspector, Erich Garger, who had recently visited the facility. Randy Phelps, Carlisle’s inspector had also stopped by the facility in July.

According to MacQueen very little had changed in the operation. She thought that the Special Permit from the Zoning Board would also have been notice to other departments. The state has renewed the Wholesale License and she provided a copy. The new tempering machine was purchased to allow the company to grow, but at the present time they are still using the older machine which is faster for the smaller quantities they are doing. She did not realize the floor plan on file was incorrect and will provide a corrected plan. The well has been tested and results will be submitted to the Board. She was not aware that specifications for the new machine should have been submitted to the Board to make sure it complies with the Food Code. They can now have up to four employees working at the same time. This is usually during wrapping not candy making time.

Fantasia said that except for the items noted above, the facility was clean and well organized, although they were not in operation during her visit. Garger did not have any problems with the facility but felt it would not accommodate a much larger operation if the company should grow. MacQueen said they are planning ahead for future space but for the time being they are keeping the operation small. She thought that the state license covered all aspects of the business. The Board referred to 105 CMR 590.12 that requires a local food establishment permit in addition to the state wholesale license. Risso explained that the local approving authority has its own responsibilities under the Food Code and works conjointly with the state. Neither permit is exclusive of the other. The Board should have been notified 30 days in advance of proposed renovations or changes in operation or equipment prior to being done. This process is separate from any building or zoning permit application that might also be required.

The Board agreed that its consultant should inspect the facility during operation. The missing documentation (water test, floor plan, machine specifications) must be provided five days prior to the next meeting on 8/25/15. MacQueen agreed to provide the information and to be more vigilant of the permitting process in the future.

DISCUSSION ITEMS

Mass. Dept. Public Health Internship – Stephanie Moore, the Board’s summer intern, presented a summary of her work on Animal Management, Deer Hunting and Tick Borne Disease (TBD). Over the summer she has been doing a literature search on the various topics. She prepared a brochure on “Best Animal Practices” that will be distributed to animal owners. She researched the efficacy of deer management as a means of controlling TBD. This type of program can be successful in isolated areas, but is difficult to maintain in most environments. Deer would need to be reduced by 80% to be effective and it would take a number of years to see if it resulted in disease reduction. Other measures to consider would be controlling small rodents, particularly mice and removing tick habitats such as leaf litter or installing deer proof fencing around yards. Because there are so many deer in Carlisle, they are feeding on non-preferable and very young plants. This is changing the landscape in town by preventing trees and shrubs from maturing and allowing invasives to become established.

Moore is also working on the TBD website and provided the Board with a preliminary layout. She is preparing a symptom checklist for residents to use. It will include information on Babesiosis and Anaplasmosis which appear to be increasing in incidence. She will be doing a poster presentation at MDPH on 8/19/15.

Town Bedrock Study - Steve Hinton of the Water Quality Subcommittee met with the Board to discuss the possibility of conducting a local bedrock study. The Board has \$4880 in a warrant article that can be used for town wide water quality issues. A bedrock study would give the Board a better understanding of the interaction between septic system discharge and drinking water for the town. Although systems are designed to treat effluent as it percolates through the soil, shallow bedrock can interfere with this process. Untreated effluent can then travel through fissures in the bedrock thereby contaminating bedrock aquifers that feed drinking water wells.

Hinton and Marty Galligan had done a brief review using state data which appeared to show that Carlisle's bedrock may be unique from surrounding town. A more detailed or comprehensive study would be needed to validate the results. In addition to looking at depth to bedrock, Hinton suggested depth in overburden to the water table and Risso suggested characterizing the bedrock and associated fissures. The Board agreed this would probably cost more than the money available, but it might be possible to fund at least part of the study. Since all of the wells in Carlisle have been cataloged for depth to bedrock by the state, some of the information would only require a file search. Hinton thought it might be possible to find an expert to help define the study. He offered to contact Scott Horsley who has done groundwater research for various projects in Carlisle. Risso suggested Peter Fletcher who taught a soils class in Carlisle the last few years. The goal would be to provide additional data to substantiate the 165 gpd design flow and nitrogen loading limitations the Board of Health requires for larger systems. Hinton said his review was only a starting point and did not include a literature review. It would also be interesting to know why the state chose 110 gpd for residential design flows. Fantasia suggested Dave Ferris of DEP might know. Risso offered to work with Hinton in contacting experts.

338 Bedford Road (Goff Property) – TILL Development will present the project at the next meeting. A number of issues were raised at the pre-submission conference with the project team.

Benfield Farms – The Board reviewed the latest testing results. The FAST system is still not meeting its discharge limits. The Board is growing concerned about permitting FAST systems for larger developments. Garrison Place, which has a permit but has not started construction, will be advised. Benfield has been operational for over a year and the system is still not working properly. The Board is questioning whether the assumptions made for the system design were correct. The Board will be meeting again with the developer and system operator on 8/25/15. The Board noted that the Total Nitrogen reported was a calculated number rather than certified test result. The Board also has questions about some of the other test results. The Board agreed to contact DEP and forward the testing result spreadsheet. Galligan suggested highlighting which results were done by a certified lab and which were simply a calculation of Nitrates and Nitrites. The FAST system is applying to renew its General Use and Provisional Certifications with the state this month.

The Board agreed that if the situation is not corrected soon, it may need to take stronger action. This could include replacing the pre-treatment system.

Irrigation Policy – The Board began its discussion on developing an irrigation policy or regulation for Carlisle. The Board feels strongly that it is important for the town to take action on controlling water used for landscaping in order to protect the long term viability of Carlisle groundwater which provides all of the drinking water for the town. Galligan agreed to summarize the calculations prepared by Risso for consideration at the next meeting. The Board would like to limit irrigation in single family residences as well as large developments. The Board is also considering prohibiting open-loop geothermal wells in town.

There was no further business. Meeting voted to adjourn at 9:20 p.m.

Respectfully submitted,

Linda M. Fantasia

Carlisle Board of Health Minutes
Meeting Date: August 11, 2015
Approved: August 25, 2015

Recorder