

**Minutes of the Carlisle Board of Health
December 15, 2015**

Bills
Administrative Reports
Minutes 11/17/15, 11/23/15

BENFIELD FARMS

- FAST System Operation Test Results through 12/10/15
- Temporary Certificate of Compliance – expires 12/31/15
- Resident Issues

DISCUSSION ITEMS

- Administrative Assistant Position
- Request to Personnel Board 12/17/15

NEW BUSINESS

The meeting was called to order by the Chairman at 7:01 pm at Benfield Farms Community Room. Present were Board members Bill Risso (Chairman), Lee Storrs, Catherine Galligan, Todd Thorsen and Donna Margolies. Also present Linda Fantasia, Health Agent, Toby Kramer (NOAH) and Susie Curerri (Peabody Properties).

BILLS – engineering for the month of November. **It was moved (Galligan) and seconded (Storrs) and unanimously voted to approve payment of the November engineering invoice. Motion passed 5-0-0.**

ADMINISTRATIVE REPORTS

Mass. Health Officers Association (MHOA) is sponsoring a limited number (4-5) of public health internships. Work must be completed by 5/31/16. Applications are due 12/18/15. Projects are expected to assist local health departments in delivering essential services and building local capacity. The Board agreed to discuss later in the evening.

Region 4A Spending Plan – There is approximately \$1562 remaining in Carlisle’s local funding which needs to be spent by 2/16/16. Unless the Board has other ideas, Fantasia would like to upgrade her cell phone which has a cracked screen. The Board agreed.

BENFIELD FARMS GREETING – The Board thanked the large group of residents in attendance for allowing the Board to hold its meeting at Benfield. The Board also thanked Toby Kramer of NOAH, facility owner, and Susie Curerri of Peabody Properties, property manager, for sponsoring the event. This was the first time the Board has held a regularly scheduled meeting outside of town hall. The Board had decided to hold its meeting at Benfield to make it easier for Benfield tenants to attend.

BENFIELD FARMS –

Kramer gave an update on the FAST System operation. She explained that the system is now receiving a carbon supplement to enhance growth of the fixed film media in order to meet the nitrogen discharge limits set by the state and the Board. The system is being tested weekly as a condition of the Temporary Certificate of Compliance. It has been difficult logistically arranging for all of the activities as well as fine tuning the supplemental feed to the system. A shed needs to be built to house the two 55-gallon drums that will hold the Micro-C1000 carbon supplement. It cannot be constructed until the new feed line is installed because the feed line runs under the shed. Kramer expects the underground Bio-vent to be installed by 12/28/15 which should take care of the exhaust odors.

The Board reviewed the latest test results and an email dated 12/14/15 from Mike Moreau of Waste Treatment Services (WTS). According to the email 40 lbs. of sodium bicarbonate are being added manually approximately once every two weeks. The results are showing improved nitrification. Denitrification is also occurring and responding well to the carbon supplement. The Operator’s goal is less than 15 mg/l Nitrate in the effluent. An over adjustment to the carbon feed resulted in some residual BOD in the effluent but this has been corrected. Moreau believes they have a range for setting the carbon feed. A quarterly report to the state is due in December and Moreau

expects the results to meet the discharge limits. The Board asked to have the actual lab results in addition to the spreadsheet. The Board agreed that the discharge limits appear to be under control but will want the testing continued to ensure consistency. Once there is clear evidence that the system is functioning the weekly testing may be cancelled.

The Board then asked for comments from the audience. Resident Ginny Turner said she has noticed the smell outside but also coming from interior pipes. She pours vinegar and baking soda down her drain to eliminate the odor. She asked how many other residents had similar experiences and a number of hands were raised. Elizabeth Barnett (Housing Coordinator) said she had checked with Plumbing Inspector Jim Powderly who said that all of the interior plumbing had been inspected and approved. Water in the traps should prevent any back up odors. Risso said he would like the Plumbing Inspector to check the residences that are having problems. It would help to know the specific locations. Galligan agreed that it is difficult to address the problem with only random information and no established pattern. Turner offered to collect apartment numbers. Kramer said the Small Water Systems Service (SWSS), the Certified Well Operator, recently tested for lead and copper. All of the results were acceptable. The water is treated and tested regularly. Kramer offered recommendations such as letting the tap run for a short time and not using hot water for cooking. Barnett said SWSS also manages the school and town hall and is a very reputable company. Risso said the well is classified as a Public Water Supply and permitted by the state. The water is safe to drink. Turner and the other residents agreed that the water quality has improved significantly since the building was first opened. They do not have an issue with the water quality, only the odors.

The Board agreed that the best course of action would be to obtain stable testing results from the FAST System, investigate the location of the odors and proceed with the installation of the bio-vent.

Kramer said it is important for residents to be cautious about cleaning products they put down the drains. Bleach should not be used. Warren Brown said he notices the odors outside around 8:00 am. Ruth Brandeis said it smells like rotten eggs. Other residents agreed with her. Storrs said it would be helpful to identify the frequency and times of the outside odors and the inside odors. David Carroll thought the odors might originate from the vents near the apartments. The Board agreed to have the Building Inspector check the air intake for the building. Suzanne Chisholm said a horrible odor gets into her apartment and then dissipates. It is always the same odor. Diane Reynolds had the filter replaced on her air duct last year. The Board explained this would be a dust filter not for odors. Esther Scalia who lives in the Silo said she has noticed the odor on the second and third floor of the main building. Elaine Courie noticed the smell coming from the first floor trash room. Kramer said the traps in the drains had been checked and did not think they would be the cause of the odor. Susie Curreri, property manager, said residents had not complained directly to her. She was aware of general complaints about odors inside and outside but she had not received any specific complaints. Risso suggested that the drains in the trash room should be filled at least twice a month with water. Curreri will include this in the maintenance schedule.

It was agreed that better communication between residents and management would help. The Board suggested Curreri keep a complaint log. Turner said it would help to include the responses to complaints. The residents would appreciate knowing what happened.

Turner polled the audience on interior odor complaint locations: first floor residents had six, second floor had four, and third floor had one. Kramer agreed to coordinate with Peabody Properties on arranging for the town's inspection.

Alan Carpenito, Carlisle resident, questioned whether methane gas was involved. The Board assured him this would not be the case. Storrs explained that the odors appear to be coming post treatment. The gas expelled from the aerobic tank has an earthy smell. The rotten egg smell is more likely from the pre-treatment tank. The Board agreed that the system may be creating a back pressure causing the gases to expel somewhere. Doris Lowney felt the odors were not healthy for the residents. Galligan said the Bio-vent will reduce the earthy odors but not the hydrogen sulfide smell which may be coming from a different treatment process. Risso said the odors are an indication that something is not working right. The Board has held off on issuing the Certificate of Compliance for the septic system. The Board has issued three temporary certificates with the latest one due to expire on 12/31/15. The Board agreed it was not prepared to issue a final certificate although the FAST testing results are improving.

It was moved (Galligan) and seconded (Thorsen) to issue a Temporary Certificate of Compliance for Benfield Farms Development, 575 South Street, Carlisle, MA until 2/29/16 pending evidence that the FAST System is functioning properly and all other outstanding issues have been addressed. Motion passed 5-0-0.

Storrs noted that the system is located in a tight spot which may contribute to the problem. Margolies said elderly people often have a reduced sense of smell so if they are complaining about the odors they must be strong. Risso suggested installing a blower to keep the system at negative pressure. This would prevent any backflow of gases into the lines and environment. The cost would be minimal. Kramer agreed to look into this. She will set up a conference call with Risso, Mark Moreau (WTS) and the FAST System design engineer.

Warren Brown thanked the Board for holding their meeting at Benfield which allowed more residents to attend. He commended the Board for taking an active role in addressing the problems.

ADMINISTRATIVE REPORTS (cont.)

Carlisle Elderly Village – Annual kitchen inspection (12/9/15 Fantasia with property manager) and follow up on a smoking complaint with property manager. COA provides the Certified Food Protection Manager for their events which are the only public food events held in the Sleeper Room. There were no violations. Fantasia and the property manager also met with the tenant about the smoking. The property is smoke free according to the lease. The Management Company is looking into the matter.

Enforcement Issues – set aside a future meeting to deal with properties that are not in compliance with conditions set by the Board (Title 5 Inspections, water testing, deed restriction recordings, barn licensing).

DISCUSSION ITEMS

MassDEP Letter dated 12/4/15 – The Board had received a response to its memo to Associate Commissioner Douglas Fine asking for clarification on its position relative to classifying Public Water Supplies. The response was from Regional Director Eric Worrall who reiterated the state’s position that the residential condominium complex Lifetime Green Homes, LLC qualified as a Public Water Supply but that the developer had the option of submitting condominium documents to overcome this classification. The Board agreed that this statement did not shed much light on the process for obtaining a classification during the design phase as recommended by DEP’s Annual Report Summary.

Assisted Living Facilities on Septic Systems – Galligan distributed a study on “Adult Foster Care and Assisted Living Onsite Sewage Treatment Systems” that provided a number of recommendations that she felt would be useful to multi-unit housing particularly for seniors. The Board agreed to review for possible future action.

Installer Meeting – the Board proposed an open invitational meeting for all licensed installers to discuss ways of improving efficiency and identifying any gaps in services. The Board will explain the improvements it has made in the inspection process. The meeting will be scheduled for February.

Administrative Assistant Position – The Board is requesting a new part-time non-benefitted position for FY 17. Galligan had prepared a draft memo for the 12/17/15 Personnel Board meeting. She also distributed a spreadsheet with the hourly breakdown and costs of the new position.

MINUTES

It was moved (Galligan) and seconded (Thorsen) to approve the minutes of 11/17/15 as amended. Motion passed 4-0-1 (Margolies was absent)

It was moved (Storrs) and seconded (Galligan) to approve the minutes of 11/23/15 as amended. Motion passed 5-0-0.

NEW BUSINESS

Local Public Health Internship - Mass. Health Officers Association is again sponsoring a grant program to fund an internship. Galligan suggested a project to develop resources for residents of Carlisle senior housing and affordable housing complexes by obtaining a baseline of current knowledge and identifying ways of communicating best practices for maintaining and ensuring septic systems and wells. This will enhance quality of life for these residents and the community by helping to reduce environmental impacts and improving health overall. Galligan offered to draft the grant application which is due 12/18/15.

MEMA Mass Care Shelter Planning – Region 1 will be hosting a table top in Beverly on 1/5/16. This is a follow up to the workshop held last fall and is part of the statewide mass care shelter planning.

There was no further business. Meeting voted to adjourn at 9:05 p.m.

Respectfully submitted,

Linda M. Fantasia
Recorder