

**Minutes of the  
Carlisle Board of Health  
February 28, 2019, 7:00 PM  
Carlisle Town Hall – Nickels Room**

Minutes 1/15/19, 1/29/19

Bills

Administrative Reports

**NEW BUSINESS**

7:30           **Public Hearing 481 Cross Street –  
Replacement of septic system requiring local upgrade approval waivers**

7:45           **Benfield Farms**  
FAST System Operation – Noise Complaint  
Heater in Shed  
Perc-Rite Operation  
Indoor Air Complaint

**DISCUSSION ITEMS**

Fire Station Report Private Well Sampling Update  
95 Hanover Rd – update  
Fee schedule review  
Board of Health Position on Recreational Marijuana Facility  
Meeting Dates

---

The meeting was called to order by the chairman at 7:01 pm at town hall. Present: Todd Thorsen (chairman), Lee Storrs, Donna Margolies. Also present: Linda Fantasia (Health Agent), Stephanie Hackbarth (Carlisle Mosquito). Rob Frado (Technical Consulting Group)

**MINUTES – It was moved (Storrs) and seconded (Margolies) to approve the Minutes of 1/15/19 and 1/29/19 as amended. Motion passed 3-0-0.**

**BILLS** –Payrolls, engineering for December and January, Phelps Food Consultant, Telephone (Grant), Mosquito Ad (Grant) and Public Health Nurse (Grant).

**It was moved (Margolies) and seconded (Storrs) to approve the bills. Motion passed 3-0-0.**

**ADMINISTRATIVE REPORTS**

**Grants**

**Caring4Carlisle Implementation Grant**

- Contract signed with Lyft, Inc. for residents 60+ or with transportation challenges, \$10 subsidy 4 rides per month with 55 mile radius of town hall.
- Advisory Group preparing a list of facility and program requirements for Abacus Architects
- Public Health Nurse and guest speaker Mary Cole addressing the Carlisle PTO on vaping and Middlesex School students on March 5 at 9:20 in the Community Room
- Second half of the \$30,000 Award (\$15,000) received 2/22/19.
- Mid-point meeting with CHNA Grant funders held on 2/12/19; projects are going well.

**Concord-Carlisle Community Chest**

- Request \$5000 to continue Public Health Nurse program next year (September – June)

**PHEP Funding**

- \$2300 to include shelter/EDS planning in the Community Center Feasibility Study approved
- \$2191 for the purchase of a Microsoft Surface Pro and software approved

**Annual Report** – due 2/28/19, draft for review.

**Fern's Country Store** – Clivus not being serviced due to outstanding invoices. Owner being contacted.

**Tick-Borne Disease Educational Event** – April 11, 7:30-9:00 Union Hall, Presenters: Matt Osborne (DPH), Charles Bradley (DVM), UMass Carlisle Tick Testing results; Topic: People, Pets and Pests: A Presentation on Tick & Mosquito borne diseases.

## **DISCUSSION ITEMS**

**95 Hanover Road** – Chantal Nouvellon, owner, questioned the fee for submitting a septic system redesign claiming that the original application fee included three inspections which were not done. Fantasia said Rob Frado did three field inspections in 2012 for the bottom of the bed and placement of fill which was not approved. The design is being changed to an alternative technology system. This will require a new application fee of \$1150.

**Fee Schedule** – the Board would like more data on what is involved in decommissioning a well so it can set a fee.

**Meeting Dates** - March 14, 2019 and March 28, 2019.

## **PUBLIC HEARING 481 CROSS STREET – UPGRADE OF A FAILED SYSTEM REQUIRING WAIVERS.**

**It was moved (Storrs), seconded (Margolies) and unanimously voted to open the public hearing.** Present for the hearing was Steve Poole (Lakeview Engineering Assoc.), and Sean Kavanagh, owner.

Poole explained that the proposed upgrade had been moved from the rear of the house to the side yard based on input from the Board and the Conservation Commission. The new location will increase the offsets to wetlands and the onsite well. The distance from the leaching area to wetlands is now 70' and to the well 76.2'. In order to fit the system along the property line the design includes an impervious barrier. The distance to the property line is 6.0', 10' is required. The property line will be surveyed and staked. An Infiltrator technology will be used for treatment. The system is designed for five bedrooms including the apartment. The system is not designed for a garbage grinder. A revised plan in response to comments from Rob Frado has been submitted but not yet reviewed.

Frado said the waivers were reasonable given the adjacent wetlands, topography and well location. They are allowed under Title 5 as Local Upgrade Approvals. The Board agreed to make the approval conditional upon a satisfactory technical review. The Conservation Commission still needs to approve the plan, but Poole was confident that would happen.

**It was moved (Storrs), seconded (Margolies) and unanimously voted to close the public hearing. It was moved (Storrs) and seconded (Margolies) to approve the septic system upgrade for 481 Cross Street, Carlisle MA and grant the following waivers: Carlisle Supplementary Regulations for leaching area setback to wetlands, 100' required 70' provided; Title 5 for leaching area to well 100' required, 76.2' provided; impervious breakout barrier provided in lieu of breakout grading, setback to property line 10' required, 6' provided, conditional upon a final satisfactory technical review and property line survey. Motion passed 3-0-0.**

**BENFIELD FARMS** – The Board had requested NOAH, the building owner, and Peabody Properties, the property manager, to attend the meeting as the result of recent issues with the Micro-FAST and Perc-Rite Septic Systems, indoor air quality and noise complaints from Benfield residents and an abutter. The Board's staff (Fantasia, Frado, Williams and Board Members Brady and Margolies) had also visited the site at different times in response to the complaints. In attendance for the meeting were Amber Sands and Mark Dubos (Peabody Properties), Bert Williams (BOH staff), David Freedman (Carlisle Housing Authority) and a number of Benfield Farms residents with a signed statement of support from 15 of the 26 units.

The septic system issues included the following:

1. Micro-FAST System
  - Excessive noise from the blower which may indicate the need to replace it

- Nitrates results of 54 mg/l (discharge limit 20 mg/l) on 1/7/19, possibly due to insufficient or no supplemental feed
  - Bubbling liquid around Sewer manhole cover (venting)
  - Two of the three monitoring wells inaccessible due to overgrown ground cover and cap sheared
  - Status of O & M Contract – lapse in renewal
2. Perc-Rite Drainage Field
    - Continued wet spots at the southwest corner of the field as observed by Rob Frado on 1/16/19; previously this was checked on 4/18/18. Clear Water Industries investigated and pressure tested the system which appears to be working properly. Their recommendation is to do further investigation if the problem continues in the spring.
  3. Maintenance
    - Lack of monitoring of the supplemental feed system.

Sands reported that there are now two current contracts for the systems – Clear Water Industries (CWI) for the Perc-Rite and Waste Treatment Services (WTS) for the FAST. She will provide copies for the Board. A transition in maintenance personnel may have resulted in overlooking the chemical feed for the FAST. Sands was unaware of what was involved in monitoring the system. She will be working with the new maintenance person Mark Dubos and WTS to make sure the system receives the necessary additives. She was unaware that previously photos were sent to WTS so they could track how much of the micro-C was being used. The Board stressed the importance of maintaining the micro-C for the FAST if the pre-treatment unit is to work correctly.

Benfield residents then expressed their concerns about a number of issues involving indoor air quality, noise, vibration and inadequate heat. A few years ago the HVAC was moved away from the building to make it more efficient. To longtime residents, the problems seem to have started then. Sands said the HVAC is inspected and certified by a Mitsubishi technician annually. According to one resident the outside heat pumps generate a lot of noise which disrupts sleep. The HVAC runs very loudly from 2 AM and to 5AM and shuts down with an extremely loud clunking sound. Some residents have tried insulating their windows from the noise. When the heat pumps were moved away from the building the residents asked to have them enclosed. This was not been done. When the pumps are cycling it causes vibration throughout the building. All of these add to the general discomfort of the residents. The building is now very cold in the public areas and the base board heat has been turned off. One resident complained of not being able to get his unit above 67°. Residents are using space heaters and to avoid having the HVAC fill their units with dust and debris. Another resident has noticed a change in air ventilation in the kitchen and bathroom. The air flow now is very limited or non-existent. A family member for another resident checked on the dryer vents but was unable to confirm outside venting. Residents noted that only emergency lighting works in the hallways. Sands said all of the bulbs are being replaced within the next few weeks. Fantasia noted that the Building Inspector had investigated a metering complaint with the Carlisle Wires Inspector. They both had observed an extremely dirty HVAC vent in one of the units they visited.

The Board reported that some members and staff have experienced a high pitch sound coming from the blower behind the equipment shed. This could be caused by an aging blower. Residents thought the noise was coming from the outside HVAC system. It was suggested that the Board could get some sound readings over a 48 period to determine the source and validity of the complaints. Since the complaints involve both impulse tones as well as sound levels the instrument would need to measure both peak values and frequencies. The Board is also concerned about the ability of the HVAC to meet the demand. This could have a lot to do with the noisy operation of the system and poor ventilation in the units.

A Benfield resident said that NOAH under its ground lease with the Town of Carlisle is responsible for all maintenance and repairs on the property. The consensus of the residents is that NOAH has neglected many of its ground lease responsibilities. The Board explained that its authority to intervene on behalf of tenants derives from Chapter II of the State Sanitary Code: Minimum Standards of Fitness for Human Habitation, M.G.L. c.111, ss.127A and 127B: 105 CMR 410.000. Board members agreed that the testimony, photos and evidence presented warranted further investigation. The Board agreed to require that NOAH evaluate the following and report back to the Board: HVAC functioning; Indoor Air Quality; Noise and Vibration. If this is not satisfactory, the Board may take other enforcement actions.

The Board then discussed the status of the FAST and Perc-Rite Systems. According to a 2/28/19 memo submitted by Mike Moreau of WTS, the FAST suffered from lack of the additive in January resulting from an exceedance of the discharge limit for Nitrates (54 mg/l v 20 mg/l). This has been corrected and monitored until the system is balanced. Moreau also suggested that the liquid bubbling around one of the sewer manhole covers as observed by the Board's staff might be the result of back venting. This could indicate that the biovent system has been compromised. Moreau suggested checking the biovent to see if the wood chips need to be replaced. Rubber gaskets around the covers would also help prevent air from escaping. Frado said this has been his recommendation all along. Storrs agreed that if the biovent is blocked it may be pulling negative pressure back into the manhole.

The Board reviewed the 2/26/19 report from CWI on the wet spots observed along the edge of the Perc-Rite leaching area. The system was pressure tested and is working properly. The wet spots do not seem to be connected to the drip dispersal system. Frado said he agreed with the assessment but would like to recheck it in the spring. He is concerned that some of the wet areas he observed were located within the field, possibly over the emitters. A similar problem occurred with a system on Hanover Road which had to be replaced. The Board felt a spring reassessment was reasonable.

The Board agreed to require NOAH to address the HVAC issues by engaging an HVAC design engineer to verify the size and capacity of the system to meet the demand, determine the cause of the air pollution and recommend a mitigation. NOAH must also establish a regular maintenance program for both the interior of the building and proper operation of the septic systems. The Board expects a response from NOAH on how it intends to proceed at its next meeting on 3/14/19. The Board agreed to keep the Benfield residents informed of the outcomes. The residents said they were very grateful to the Board for taking an interest. Bert Williams, who has been visiting Benfield on behalf of the Board, agreed with the proposed actions. He offered his assistance in taking sound readings if the Board

**Fire Station Petroleum Release** – present for the discussion Tony Mariano (Water Quality Subcommittee WQS).

Mariano said the Selectmen signed a contract with Wilcox and Barton to do the Immediate Response Action (IRA) work. Four of the eight private wells within 500' of the release have been sampled as well as the Public Water Supplies at Town Hall and the Fire Station. With the exception of a small amount of MTBE in the Fire Station water all of the samples have been none detect. Arrangements are being made to access the four remaining properties. The testing is voluntary. Mariano said he would be surprised to find petroleum products. The MTBE is most likely from the old Daisy Gasoline Station spill and not unexpected. According to Mariano, David Foss, the LSP, feels the Fire Station release is very limited, probably from a seeping pipe. The Station shows signs of very good housekeeping. Five monitoring wells will be placed to help identify a source and evaluate impacts. The Board and WQS will continue in an advisory role.

There was no further business. Meeting adjourned at 9: 10 pm

Respectfully submitted,



Linda M Fantasia,  
Recorder

**(All documents discussed during this meeting are available for review upon request in the office of the Board of Health)**