

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

Minutes 3/14/19
Bills
Administrative Reports

ONGOING BUSINESS Benfield Farms – status report

NEW BUSINESS Pesticides and Private Wells
 Woodward Village ROSC – Site Development Plan Review

DISCUSSION ITEMS

95 Hanover Road – Septic System Design Review (tentative)
Fee schedule review
Fire Station Report – status report on IRA activities
Board of Health Position on Recreational Marijuana Facility

The meeting was called to order at 7:00 pm at town hall. Present: Todd Thorsen (chairman), Lee Storrs, Donna Margolies, Todd Brady. Also present: Linda Fantasia (Health Agent), Mark Brittle (Carlisle Mosquito)

MINUTES – It was moved (Storrs) and seconded (Margolies) to approve the Minutes of 3/14/19 as amended. Motion passed 3-0-0.

BILLS –Emerson Home Care, Payrolls, Pump and Well Inspector. It was moved (Storrs) and seconded (Margolies) to approve the bills. Motion passed 4-0-0.

ADMINISTRATIVE REPORTS

Vaping Grant – Carlisle is joining with Concord and Bedford to apply for a \$25,000 Collaborative Grant from CHNA. The project will involve hiring a health consultant to educate the community on the health risks of vaping and develop an educational curriculum for the schools.

Housing Emergency Plan – The Board of Health, Police, Fire/EMS, Selectmen, COA and the three local churches are in the process of developing a response plan that would provide temporary housing in case of an emergency. This need was identified following a recent housing eviction which left a family without shelter over a weekend. The Town has agreed to make an arrangement with a local hotel. The cost will be covered by local charities. The Health Agent is the primary contact for the Board of Health with the Chairman as the secondary.

Rabies Clinic – 4/13/19 9-12. Board members are asked to volunteer.

Hazardous Waste Collection 4/10/19 9-12. Board members are asked to volunteer.

DISCUSSION ITEMS

BENFIELD FARMS – George Payne and Maureen Deary, Benfield residents were present for the discussion.

Following the Benfield Farms discussion at the March 14th meeting the Board requested Phil Giffie, President of NOAH, the owner of Benfield Farms, to submit a corrective action response for tonight’s meeting. In particular the Board asked that NOAH hire an independent professional to examine the functioning and design of the HVAC system. No response was forthcoming from NOAH. Deary said that Peabody Properties, which manages the building, had some of the HVAC filters replaced but did not clean the system. Some of the filters were the wrong size. She questioned whether the dryer vent could be the problem. No one seems to know the location of the exit

vent. It also took a long time to repair a water heater in the laundry room. She is concerned if this should happen in a unit. Both she and Payne wanted to know what the Board's next steps would be.

The Board said it would consider the following options:

- Check with DEP for assistance in evaluating the air quality in the building
- Consider issuing a non-criminal disposition fine to NOAH for non-compliance with the Special Permit
- Check with town counsel on other legal remedies.
- Check with the Well Operator on the status of the Consumer Confidence Report for 2018.

PESTICIDES AND PRIVATE WELLS

Vanessa Moroney of Bedford Road appeared before the Board to discuss the Recreation Commission's use of pesticides to eliminate the grubs on Spalding Field. She was concerned that her well which is directly across the road from Spalding might be affected. According to the Recreation Commission the playing fields at Spalding have a lot of bare spots due to the infestation of white grubs which feed on turf roots. Integrated Pest Management has not worked so now it is necessary to kill the active grubs. They are proposing to use the insecticides Dylox and/or Acelepryn. Brady and Thorsen had researched both chemicals. Dylox, which kills active grubs, is not allowed on school playing fields. It breaks down rapidly so it is more likely to stay in the immediate area. It can be harmful to bees, fish and amphibians. Because of the rapid breakdown it is unlikely to affect drinking water. The Board assumed the Recreation Commission was not aware of the ban on Dylox. As for Acelepryn, both Brady and Thorsen felt it was relatively non-toxic. An option might be to use Acelepryn for one or two seasons followed by organic controls. Both Thorsen and Brady offered to attend the Recreation Commission meeting.

95 Hanover Road – septic system redesign. The owner had requested to meet with the Board to discuss the proposed septic installation but never confirmed the meeting.

WOODWARD VILLAGE Site Plan Review – George Dimikarakos of Stamski & McNary, Inc., and Dan Gainesboro, NOW Homes developer were present.

The development off Bedford Road is being permitted under the Residential Open Space Zoning Bylaw. It will consist of 16 single family residences and 1 duplex on a 42 acre parcel, with approximately 32 acres being conveyed to the town as Open Space. The daily septic system flow will be 7260 gpd using 165 gpd as the local requirement. The system will require a groundwater mounding analysis. Dimikarakos said they would like to use Steve Smith of GeoHydrocycle for the peer review. Smith also did the Garrison Place peer review. The Board had no problems with the choice.

Rob Frado had reviewed the Site Development Plan. Test pits were dug to depths ranging from 5' – 10' and percolation rates ranged from <2mpi to 7mpi. The soils are very sandy and adequate for siting a septic system. Woodwaste disposal should be identified on the plan. DEP has approved the location and installation of two Public Water Supply Wells. Dimikarakos said the treatment system will be a combination of a FAST pre-treatment and Perc-Rite drip dispersal field. The Board noted that the single leaching area is only 15' from a property line. Local regulations set a limit of 5 mg/l of nitrates at the property boundaries for large systems. Dimikarakos explained how the groundwater flow direction and topography will move away from this property boundary so exceeding the nitrate level should not be a problem. The Title 5 design has already been submitted to Frado for review. The Board did not have any other questions.

It was moved (Storrs) and seconded (Margolies) to issue a favorable recommendation to the Planning Board on the Woodward Village ROSC Site Development Plan dated 2/6/19 based on the Technical Consulting Group comments dated 3/4/19 that the soils are adequate for siting of the septic system systems although additional testing may be required for compliance with Title 5 and local regulations. Motion passed 4-0-0.

43 BEDFORD ROAD –The Board had received three complaints about short term rentals at the property. In October 2018, the Board had approved the conversion of an existing garage into additional living space conditional

upon recording of a six bedroom deed restriction. The property has a six bedroom septic system capacity. The property includes the main house, a two-bedroom apartment and a single short-term rental. Instead of renovating the existing garage as living space, the space is being rented as a second short-term rental. This exceeds the allowed bedroom count. The Building Inspector was notified about the rental units and issued a Cease and Desist Order since the Carlisle Zoning Bylaws limit the renting of rooms in a house to no more than three unrelated persons. The Board agreed to have the property owner attend the next meeting to address the issue.

DISCUSSION ITEMS

Fee Schedule –The Board had agreed to review its Fees on a three-year cycle to follow the cost of its contractual services. Cost of living for the Administrative Assistant is done annually. The Board reviewed current fees compared to actual costs for all engineering and general license fees. The Board agreed to round the proposed fees to the closest \$25 multiple. Some new categories were added including Transfer of Ownership for a Food Establishment, Hydrofracturing a Well, providing duplicate licenses and Special Permit Reviews.

Fire Station – Cleanup Report

The latest testing results look good. There may not be a lot of remediation required.

Board of Health Position on Adult Use Marijuana – Previously the Board reviewed the position statement prepared by Brady on the health risks associated with use of recreational marijuana. There are two warrant articles to ban or limit the growing of and sale of marijuana in town before town meeting. The Board may be asked for its position.

It was moved (Brady) and seconded (Storrs) to support the ban on retail sales of and agricultural production of recreational marijuana. Vote: Aye – Thorsen, Brady, Storrs; Nay- Margolies. Motion passed.

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