

Minutes of the
Carlisle Board of Health
June 27, 2019, 7:00 PM
Carlisle Town Hall – Nickels Room

Minutes 5/16/19, 5/30/19

Bills

Administrative Reports

- 7:15 Public Hearing 480 Rutland Street (Schmidt)
- Local waiver for distance from leaching area to wetlands
- 7:30 21-23 Bedford Road – proposed renovations (Eric Adams)
- 7:45 Civil Solutions (Kevin Ritchie) – GEOMAT Alternative Technology
- 49 Milne Cove – septic system upgrade
 - 422 East Riding Drive – septic system upgrade

ONGOING BUSINESS

Carlisle Fire Station – Petroleum Release Status Report from David Foss 6-26-19
Woodward Village – Groundwater mounding revised report from HydroAnalysis
Benfield Farms – status report from M. Beaudry 6/27/19

NEW BUSINESS

Still Meadow Farm – information on proposed development and proposed layout

DISCUSSION ITEMS

Ferns Country Store - Annual Septic System Report from Rob Frado
Old Home Day Report
Meeting Dates - August

The meeting was called to order at 7:00 pm at town hall. Present: Todd Thorsen (chairman), Lee Storrs, Donna Margolies, Tony Mariano, Cathy Galligan; Linda Fantasia (Health Agent), Wanda Avril (Carlisle Mosquito)

MINUTES – It was moved (Margolies) and seconded (Galligan) to approve the Minutes of 5/16/19 and 5/30/19. Motion passed 5-0-0.

BILLS – (Payrolls already submitted, office supplies, Engineering for May and June, Emerson Home Care for two phone visit) It was moved (Galligan), seconded (Storrs) to approve the bills as presented. Motion passed 5-0-0. It was moved (Galligan) and seconded (Margolies) to authorize the Treasurer to sign any bills submitted prior to the next meeting on 7/25/19 at which time the Board will approve. Motion passed 5-0-0

ADMINISTRATIVE REPORTS

Mass. Assoc. Health Boards – Request for support for a Letter asking the Governor to consider the health risks associated with the natural gas industry. According to Board members, the health risks from byproducts of combustion are well documented. The Board was uncertain whether the position referred to domestic use or to fracking and gas pipelines. Galligan offered to research the issue.

Cannabidiol (CBD) in Food – Public Health Fact Sheet from MDPH. The Board reviewed the new information which does not allow the addition of CBD to food products because CBD is not an approved ingredient.

BEH Community Profile – Planning tool for informational purposes

Fern’s Annual Inspection Report - Rob Frado did an inspection on 6/5/19. There were no problems with the septic tank or overflow tank. The grease trap was very clean. There was some water in overflow tank from surface infiltration due to failing gaskets which will be corrected.

Gleason Library – Nitrate results for April (4.3), May (4.1), June (2.3) all of which are under the 10 mg/l standard.

Arbovirus Surveillance Program – Dept. of Public Health organizes the program. Fantasia will be the primary contact and Gines the secondary contact for Carlisle should DPH find a positive mosquito pool or mosquito for West Nile Virus (WNV) or Eastern Equine Encephalitis (EEE)

Vaping Grant – There were no responses to RFP. Coordinators revising tasks.

Stop the Bleed Kits – 3 have been installed (Police, Town Hall, Library). Trainings will be scheduled.

PUBLIC HEARING – 480 RUTLAND STREET SEPTIC SYSTEM UPGRADE requiring a waiver under local upgrade approval for setback between leaching area and wetlands, 100’ required, 72± provided.

It was moved (Margolies) and seconded (Mariano) to open the public hearing. Motion passed 5-0-0. Present was Paul Kirchner of Stamski & McNary, Inc.

According to Kirchner the proposed design will replace the existing system which failed a Title 5 Inspection. The system was originally installed in 1970. The design includes a Presby Advanced Enviro-Septic system approved for Remedial use. The system is designed with a 40% reduction in size and a 2.0’ reduction in separation from seasonal high groundwater as allowed under the DEP approval. The site is limited due to wetlands and the onsite well. There is no other suitable location for the system. The system is designed for four bedrooms without a garbage grinder. An application has been submitted to the Conservation Commission for an Order of Conditions. The Board reviewed the plan.

It was moved (Galligan) and seconded (Storrs) to close the public hearing. Motion passed 5-0-0. It was moved (Galligan) and seconded (Storrs) to approve the design for a septic upgrade in accordance with plan entitled “Sewage Disposal System, 480 Rutland Street, Carlisle, MA prepared by Stamski & McNary, revised June 25, 2019” and grant the following waiver under local upgrade approval: 15.211 - Distance between leaching area and wetlands, 100’ required, 72±’ provided. Motion passed 5-0-0.

21-23 BEDFORD ROAD – renovations. Present: Eric Adams, owner.

Adams provided the Board with a final layout for the proposed renovations which will include two housing units and office space. Stamski & McNary, Inc. provided engineering calculations demonstrating that the existing septic capacity would be enough for five bedrooms and 2500 s.f. of office space (738 gpd required, 770 gpd provided). The Board reviewed the building plan and agreed with the room count. The Board asked about the use of the office space which will be in a barn to be rebuilt. A special permit has been issued by the Zoning Board of Appeals for the rebuilding and use of the barn under the Antiquities Bylaw. The owner has already recorded a garbage grinder deed restriction and a second restriction limiting the septic capacity available to 770 gpd. Adams said they will be relocating the current architectural office from 669 Bedford Road to the 21-23 site. The Zoning Board has limited the number of onsite employees to fifteen. He said it is unlikely that they would have this many on site. The space would mainly be used by their administrative team of eight to ten people. The Board asked about clients. Adams said even with an occasional visitor the number should not exceed fifteen. They would be casual visitors. Fantasia noted that with a total of five bedrooms in the housing units (2 persons per unit = 10 people) with the fifteen employees they would trigger the criteria for a Public Water Supply. The Board suggested limiting the number of onsite employees to fourteen and Adams agreed. As for future owners, Adams pointed out that the Special Permit is not transferrable.

The Board agreed to require the same multi-family conditions as other properties. These will include: Annual pumping of the septic tank and report to the Board, a Title 5 Inspection every three years, an annual water test reported to the Board. The Board also noted that the permit to relocate the septic tank for the renovations is due to expire. It was suggested that Adams request a one-year extension unless there will be additional changes. An updated Deed Restriction on the number of bedrooms (five) and onsite employees (fourteen) will be required.

It was moved (Galligan) and seconded (Margolies) to approve the proposed renovation to 21-23 Bedford Road, presented at the meeting, conditional upon the following: annual pump of the septic tank, annual well test, Title 5 Inspection every three years following the issuance of an Occupancy Permit, recording of a

revised Deed Restriction limiting the number of bedrooms to five and the number of onsite employees to fourteen. Motion passed 5-0-0.

49 MILNE COVE ROAD – septic system upgrade. Kevin Ritchie of Civil Solutions and Lyn Chaput, owner, appeared before the Board.

Ritchie said the system failed a Title 5 Inspection on 11/1/18. The site is limited due to the onsite and abutting wells, a pond and wetlands. Groundwater was found at 3.0'. The proposed design is a GeoMat Leaching system that allows a 2.0' reduction in separation to groundwater and a 40% reduction in leaching area. The system will be pressure dosed. In lieu of a percolation test, Ritchie did a sieve analysis which indicated Class I sandy soils (8 mpi). The GeoMat is a fabric material that is good for flat areas. Since this will be the first GeoMat installation in Carlisle, the Board was concerned about the installation work. Ritchie said he has an installer (Curtis Septic) in mind who is certified in GeoMat technology and has already installed a few in Massachusetts. Ritchie noted that a Deed Notice will need to be filed prior to issuance of a Certificate of Compliance.

The Board agreed that the proposed technology appeared very suitable to the site. A permit will be issued following the usual procedures.

422 EAST RIDING DRIVE – septic system upgrade. Kevin Ritchie of Civil Solutions and Ted Ford-Webb, owner, appeared before the Board.

Ritchie explained that the system failed a voluntary Title 5 Inspection was done in November of 2017. The report was never filed with the Board. The cause of the failure was an overloaded leaching area causing the distribution box to collapse. The proposed design utilizes an Advance Presby-Enviro leaching system which allows a 40% reduction in size and a 2.0' reduction in separation to groundwater. The percolation rate was 2mpi and groundwater was at 5.5' below grade. Ritchie explained the layout for the Presby system which does not require a lot of fill. In reviewing the design, the Board questioned the design exceeded the 100' maximum length noting that the design is a serial distribution system. Ritchie believed it referred to each line rather than the entire distribution system. He agreed to check with Presby. The Board also noted that each distribution outlet was limited to 500 gpd. The system has a 625 gpd capacity. Ritchie agreed to add a second outlet to the distribution box.

The Board agreed that the proposed design was suitable for the site conditional upon verifying the lateral length allowed, submitting a revised plan with an additional outlet in the distribution box, submitting the failed Title 5 Inspection for the record and satisfying any additional comments following Frado's technical review.

The Board thanked Ritchie for his helpful explanation of the two technologies which included samples of both devices.

WOODWARD VILLAGE -Residential Open Space Community. Present for the meeting was Dan Gainesboro of NOW Community Homes.

Following the initial review by Peter Shanahan of HydroAnalysis, design engineers Stamski & McNary revised their groundwater mounding calculations which Shanahan then reviewed. In his second review, Shanahan expressed his concern that SMI had deviated from the initial 40 feet per day in the calculations to 100 feet per day which Shanahan felt was less conservative. He did not recommend the less conservative model. Board members agreed that they would prefer to stay with Shanahan's recommendation or possibly some sort of compromise. The Board questioned whether there was any soil testing that would clarify which the better choice is. Gainesboro proceeded to call George Dimikarakos to see if he could advise about the mounding calculations. Dimikarakos explained that groundwater on the site flows away from the leaching area. The more conservative calculations will raise the system approximately .5'. The neighboring lot is uphill from the leaching area. Three compliance wells will be installed and monitored regularly. He felt confident that the new mounding calculations would be enough.

Board members were still concerned about paragraph 3 of report in which Shanahan specifically states that he would prefer the more conservative approach. Although the 100' calculation is one level referenced in the literature, this does not mean it would be the best choice for Carlisle. The Board agreed it would like to understand more about

Shanahan's reasons for this recommendation which would result in raising the system from 5.0' to 5.5'. It would be helpful to know whether this was significant or trivial. The Board agreed a written response from Shanahan would be adequate. Gainesboro will discuss with SMI. Gainesboro agreed to submit the required draft documents for the next meeting. In addition to the change in groundwater mounding, a revised plan will also need to address the items noted by Frado in the initial technical review. The one item that needs to be addressed is to cover the open pit and make sure fire vehicles do not park over the monitoring wells. Wilcox and Barton will be speaking to the Fire Chief about this.

ONGOING BUSINESS

CARLISLE FIRE STATION – Hazardous materials release. The Board reviewed the report from Wilcox and Barton which provided monitoring well results. Only three of the five proposed wells were installed as the result of ledge. There were petroleum products in the well in the pit of the tank site which exceed the GW1 (drinking water) standard. This was to be expected. The other two wells were clear which demonstrates no migration. This indicates that the release was probably due to spillage and not an ongoing source. Mariano was disappointed that more wells were not installed but overall said the results were good. The LSP is taking the right steps. Any remaining contaminants should attenuate quickly give the type of soils at the site. There does not appear to be a plume of contaminants that might move offsite or impact nearby wells. Mariano thought the problem should resolve quickly and if for some reason it does not further assessment work would need to be done.

BENFIELD FARMS – no additional information was submitted on the breakout in the leaching area or monitoring well test results. Fantasia said it has been difficult getting updates.

NEW BUSINESS

STILL MEADOW FARM – Testing has begun on the multi-parcel development. The Board reviewed the preliminary layout of the development which includes 17 house lots.

DISCUSSION ITEMS

Old Home Day Report – A short survey on pesticide use was organized by the Board's intern and various health literature was made available to the public.

MEETING DATES – August 29, 2019

There was no further business. Meeting voted to adjourn at 9:35 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)