

**Minutes of the
Carlisle Board of health
July 14, 2020
7:00 PM
REMOTE PARTICIPATION**

Join Zoom Meeting
<https://us02web.zoom.us/j/83693091332>
Meeting ID: 836 9309 1332

- 7:00 Board Reorganization
Fees

- 7:30 Continued Public Hearing: 52 East Street (Chaffin)
 - Septic System Upgrade requiring local waivers

- 8:00 56 Bellows Hill Road – (Sabatini) (tentative)
 - Accessory Apartment Request

- 8:15 59 Morse Road (DPW)
 - Septic System Upgrade

Discussion Items

- COVID-19 report
- Benfield Status Report
- Minutes 6/23/20
- Administrative Reports
 - Woodward Village Open Space Deed
 - Municipal Vulnerability Grant Letter of Support

The meeting was called to order at 7:00 pm under remote participation. Present: Todd Thorsen (chairman), Cathy Galligan, Jean Barry, Donna Margolies, Tony Mariano, Linda Fantasia (Health Agent). Also in attendance: Cynthia Sorn (Carlisle Mosquito), Rob Frado Technical Consulting Group, Kris Gines, (Asst. Health Agent) other members of the public.

BOARD REORGANIZATION – The following slate was moved, seconded, and unanimously voted: Chairman – Tony Mariano, Vice-Chairman – Donna Margolies, Treasurer – Cathy Galligan.

FEES – The Board continued its review of revolving account fees which are being used to help offset the cost of the Assistant Health Agent position. Galligan proposed the following:

- Research and additional support provided by the Assistant to the Health Agent ("assistant") - \$43/hr. (minimum 0.5 hour)
- Hourly engineering services - \$273/hour (minimum 0.5 hour)
- Barn license - \$48 (increase from \$32); Galligan said the Board may want to consider a different fee structure in the future based on the type and number of livestock.
- All fees are non-refundable. If a permit has expired and the permit holder decides to proceed with the activity or project, a new application will be required and the project will be subject to new fees and regulations that are in effect at the time the new application is submitted.

It was moved (Galligan) and seconded (Mariano) to approve the fees stated above. Motion passed unanimously.

DISCUSSION ITEMS

COVID-19 – Fantasia reported 19 confirmed and 10 probable cases in town. She has been working with the Recreation Department and Council on Aging (COA) on summer activities now that Massachusetts is in Phase III Step 1 of the Governor’s re-opening plan. The Summer Fun Program is being held on Spalding Field under tents. Thirty children are enrolled and the children are very happy with the program.

Fantasia asked the Board to consider organizing a COVID-19 Task Force. Up to now the Pandemic Response has been overseen by the Local Emergency Planning Committee (LEPC) consisting of the Fire and Police Chiefs, Board of Selectmen, COA Director, School Superintendent and Nurse and Town Administrator. The Task Force would work on pandemic planning and help with assessing and monitoring coronavirus impacts in the community, informing and educating citizens on the state’s reopening plans, planning for future clinics, and mobilizing and recruiting community volunteers to help. Thorsen who has a background in epidemiology and Barry who has a medical practice offered to co-chair the committee. They will prepare a purpose and organizational structure for the Board to review. The Task Force will not take the place of the LEPC but will focus on the specifics of dealing with COVID-19 in Carlisle.

PH CONTINUED 52 EAST STREET – SEPTIC SYSTEM UPGRADE REQUIRING LOCAL WAIVERS.

Present for the hearing: Lar Greene of McCarty Engineering, and David Chaffin, owner.

Greene explained that the design had been changed to an Advanced Presby Enviro System at the recommendation of the Board. The revised plan had been reviewed by Frado. No deficiencies were noted. Greene said the need for waivers did not change with the Advanced Presby system. There is a slight increase in removal of the effluent contaminants (99% v 98%) but mainly the Advanced Presby accelerates the development of the bio-mat which is important. The well, which is only 55’ from the leaching area, was evaluated by Skilling and Sons. It is a drilled well with a depth of 214’. The Board had been concerned that it might be a shallow well connected to the overburden. Mariano said it would have been helpful to know the depth to bedrock. Mariano said he had found bedrock 8-10 feet from the surface in nearby monitoring wells were installed. This is typical for the center but there can be anomalies. Chaffin said there are rock outcrops in his basement so he thought this would be the same at the well. Even without the depth to bedrock, Mariano said he was now comfortable with the proposed setback to the well. Greene said the site is limited with wetlands and nearby wells. Frado agreed that there were not many options for the site and the system breaking out. The design calls for a 2.0’ reduction in offset to groundwater as allowed with the Advance Presby DEP approval. The system is only designed for Title 5 flows of 110 GPD and not the local flows of 165 GPD. The Board agreed that a garbage grinder can result in clogging the system which would not be good on such a limited site. Some alternative systems prohibit them. Fantasia suggested requiring a Garbage Grinder Deed Restriction and the Board agreed. Thorsen explained to the owner that this is intended as a disclosure to future owners that the system is not designed for a garbage grinder. There was no further discussion.

It was moved (Galligan) and seconded (Mariano) to close the Public Hearing. Roll call: Aye – Galligan, Margolies, Mariano, Thorsen, Barry. Motion passed unanimously.

It was moved (Galligan) and seconded (Mariano) to approve the plan entitled: “Repair Sewage Disposal System Plan, 52 East Street, Carlisle MA map 22, parcel 64, designed by McCarty Engineering, Inc. revised 7/2/20” and grant the following waivers

Local Upgrade Approval 15.405 (1)(a, b, g, h):

- **Reduction in system setback to property line, 10’ required, 5’ provided**
- **Reduction in system setback to cellar wall, 10’ required, 8’ provided**
- **Reduction in system setback to a private well, 100’ required, 55’ provided**
- **Reduction in separation to groundwater 4’ required, 2’ provided**

Carlisle Supplementary Regulations

- **Reduction in system setback to wetlands, 100’ required, 55’ provided**
- **Waiver to design flow requirements to allow 110 gpd/bedroom**

and further move that approval is conditional upon recording of a Garbage Grinder Deed Restriction on the property title. Roll call: Aye Galligan, Margolies, Thorsen; Abstain – Barry. Mariano was no longer on the call.

DISCUSSION ITEMS continued

Benfield Farms – Frado reported that the leach field was dry with no signs of breakout. There were no odors detected around the tanks in parking area. The blower motor continues to have a high pitched sound. The hatch over the pump chamber is not properly gasketed and missing a bolt. Frado suggested having the System Operator check on it. Fantasia reported a new Operator for the Perc-Rite System was hired as of July 1st. The FAST System is still under Waste Treatment Services. She suggested adding an extension clause to the Onsite contract which should have concluded in May. The work was delayed due to limited access to town hall records and group meetings because of the COVID Stay At Home Order. Mariano said he had visited the site after a heavy downpour and the grass over the leach field was evenly moist with no puddling. Frado said he specifically looks for the areas where they observed breakout which were dug out and refilled. He has not observed any difference. The Board agreed that these are all good indications that the system is functioning. However, the Board feels it is too soon to make a final decision and is still awaiting the final report and recommendations from Onsite.

Minutes – It was moved (Galligan) and seconded (Margolies) to approve the minutes of 6/23/20. Motion passed unanimously.

56 BELLOWS HILL ROAD – Accessory Apartment request. Present: Kim Sabatini, owner.

Fantasia explained that the owners would like to renovate an existing detached structure to include a guest suite and accessory apartment. The structure was formerly a barn which was used an office by the previous owner but without a water supply. In 2008 a 3-bedroom (330 GPD) septic system was installed to accommodate the office and a one bedroom guest suite. This is the minimum size system under title 5. The Board granted a waiver from the local grinder allowance and a Garbage Grinder Deed Restriction was recorded. The primary house has a six bedroom system (705 GPD) that was replaced in 2014.

Mr. Sabatini then explained that he had spoken with the Building Inspector and Town Planner about creating an Accessory Apartment (AA) on the second floor of the structure. This requires a Special Permit from the Planning Board. The structure contains over 4000 of usable space and Sabatini would like to derive some income from it. From his discussion with the Building Inspector and Planner the structure appeared to meet all the zoning requirements for an AA. The original plan called for two bedrooms in the second floor guest suite and two in the third floor AA. The design was modified by adding a communal room on the second floor to keep the AA under 1200 sf, the allowable maximum, and eliminating one bedroom in the guest house. The basement will be unfinished. The first floor will contain a community laundry room and garage.

The Board then reviewed the floor plan. Galligan noted that it could easily be viewed the equivalent of a single family residence due to the size and number of rooms. She also noted that identifying a room as a study does not preclude it from being used as a bedroom. Board members agreed that the system is undersized and does not meet local regulations. Supplementary regulations are important safeguards for protecting the local environment and groundwater. Sabatini said he had spoken with someone at Stamski & McNary, Inc. who claimed the system would be adequate for the proposed use. Sabatini said the AA would be an improvement over the previous use as an office which he was told sometimes included 32 employees. The Board had no information on the previous use other than as an office used by the homeowner and one bedroom guest house. Sabatini argued that he had already reduced the number of bedrooms from four to three. The structure already exists and needs to be put to use. He felt the proposed use would be the best for the property and as an income source.

The Board asked Frado for comment. Frado suggested checking to see if all the rooms met the Title 5 definition of a room – 70 sf; 7’6” height. To be considered a bedroom it also needs privacy. The Board asked to have room dimensions added to the plan. Sabatini also argued that a bedroom needs emergency access which some the third floor windows might not have. The Board suggested he confirm this with the Building Dept.

The Board was still concerned about the adequacy of the septic system, whether the proposal should be considered new construction and whether there is any justification to grant a waiver for the undersized septic system. Frado said

that given the extent of the renovations, the proposal could be considered new construction. New construction has different requirements under Title 5 and the Board does not normally grant waivers. Sabatini said there will be no expansion of the foundation. All the remodeling will be interior and therefore not new construction. The Board agreed that it needed more time to consider the application and asked Sabatini to submit floor plans with room dimensions. Fantasia asked if a Title 5 Inspection should be done. Sabatini said the system has never been connected to the structure so there would be no point. He restated that both the Planner and the Building Inspector felt the proposed plan was appropriate for the unique situation. Thorsen said the building was challenging but the Board's primary concern would be restrictions appropriate to the septic capacity. Frado suggested the Board consider previous decisions of similar permits. Fantasia said it would be helpful to have a narrative of the proposed project including past use and any engineering evaluations. Sabatini said he would consider eliminating another bedroom making the total two bedrooms, one in each unit. The Board noted that some rooms might still be counted as bedrooms under Title 5.

The Board agreed that the following should be submitted prior to the next meeting:

- Room dimensions on a legible plan
- Verification of room count under Title 5
- Any relevant information on past decisions that might inform the Board (Board research)
- Written narrative of the proposal including history of the property and intended use (income property).
- Any engineering analysis available to support the proposal

The Board will then decide on what the possible options are including:

- Deny the project due to over development of the residential property
- Grant a waiver for the existing system
- Upgrade the system to the required capacity
- Record a Bedroom Deed Restriction

The discussion was continued to 7/28/20.

59 MORSE ROAD (DPW) – upgrade of a failed septic system. Present: Dan Carr, Stamski & McNary, Inc., and Steve Hinton, Carlisle Facilities Committee.

Carr explained that the design does not require any waivers but does include a 2.0' reduction in separation to groundwater as allowed with the Advanced-Presby Enviro alternative technology. The force main is greater than 700' in length. The site is limited due to wetlands including a vernal pool. The Board reviewed the design on the screen. Frado asked if there would be a construction sequence for installing the force main. Carr thought the work would go quickly but agreed to include stand pipes for observation if they had to backfill as it was being installed. Frado agreed to coordinate inspections with the installer. Hinton said the project has not yet been put out to bid but should be soon. Galligan said the installer needs to be certified in Advanced –Presby Enviro installations and this should be included in the bid requirements.

Hinton then asked about the requirement that all easements must be recorded prior to starting work. There is one easement for the force main which crosses a small portion of private land. The easement cannot be recorded until approved by town meeting which will not happen until fall. Town counsel recommended a construction license to avoid delaying the work. The Board agreed this would be acceptable. There was no further discussion.

It was moved (Galligan) and seconded (Margolies) to approve the septic system upgrade for the Carlisle DPW at 59 Morse Road including a 2.0 reduction in separation to groundwater and conditional upon setting up an inspection schedule with the installer for the force main. Roll call: Aye – Galligan, Margolies, Thorsen; Abstain – Barry; (Mariano had lost connection to the ZOOM meeting and did not vote)

Administrative Reports –

Woodward Village – Open Space Deed – The Board was asked for a final approval of the monitoring well easement. Fantasia suggested adding maintenance, repair, relocation and installation in addition to allowing access to the locations. The Board agreed.

School Hazardous Materials Clean up – Omni Environmental submitted monitoring results for the hydraulic spill in the elevator shaft. There was an exceedance in the shaft area which was to be expected. Additional testing is planned for next week.

Municipal Vulnerability Grant – The Board agreed that Thorsen should send a letter of support on behalf of the Board. This is a state grant for municipal projects that deal with the effects of climate change.

Staff Recognition – The Board received thank you notes from Lee Storrs and Judy Hodges for the gifts they had received following their departure from the Board and Health Dept.

Arbovirus Surveillance – Positive mosquito pools for EEE have been found in Franklin County and positive West Nile Virus mosquitos in Belmont.

Meeting Dates: 7/28/20; 8/11/20; 8/25/11

There was no further business. Meeting voted to adjourn at 9:10 pm

Respectfully submitted,



Linda Fantasia
Recorder