

**Minutes of the
Carlisle Board of Health
January 15, 2019, 7:00 PM
Carlisle Town Hall – Nickels Room**

7:00 Minutes 12/12/18
Bills
Administrative Reports #9

NEW BUSINESS

7:15 361 Acton Street – Deed Restriction request for proposed addition (Vitelli) #1

7:30 Public Hearing – proposed revisions to local regulations: #2

- **Subdivision, Conservation Cluster, Senior Residential Open Space Regulations**
- **Water Supply Regulations**
- **Supplementary Sewage Disposal Regulations**

DISCUSSION ITEMS

Fire Station – petroleum release #3
Emerson Hospital Home Care – revised Cost Addendum #4
Board of Health Position on Recreational Marijuana Facility #5
Benfield Farms #6
 Perc-Rite repair memo 12/21/18
 FAST monitoring results spreadsheet
 Noise complaint – 1/10/19
Garrison Place - Approval of Public Water Supply #7
Meeting Dates

The meeting was called to order by the chairman at 7:05 pm at town hall. Present: Todd Thorsen (chairman), Lee Storrs, Todd Brady, Donna Margolies. Also present: Linda Fantasia (Health Agent)

MINUTES – It was moved (Storrs) and seconded (Brady) to approve the Minutes of 12/11/18. Motion passed 4-0-0.

BILLS – none

ADMINISTRATIVE REPORTS

Community Preservation Funding – Gleason Library may be interested in replacing the well. The Trustees are meeting 1/18/19. They have been provided copies of a similar request for the Bog House which was approved last year. The Board noted that nitrates have been trending down. Although they are below the Maximum Contaminant Level, the Library is still providing bottled water.

Food Establishment Inspections: Semi-annual reports for Ferns and Carlisle School. No problems noted. The facility has added new refrigerators and hot holding equipment.

43-45 Bedford Road – An anonymous complaint about apartment addition was mailed to the Board. Last fall the Board approved converting the existing garage to a finished room conditional upon recording a six bedroom deed restriction. Building permit was issued on verbal OK. Fantasia will check that the restriction was recorded.

65 Lowell Street – A resident was concerned about the color of his water. Testing result had Color 25 mg/l (MCL 15). Iron was also high. These fall under Secondary Drinking Water Standards. The resident will follow up with a filtration company.

361 ACTON STREET – Deed Restriction request for proposed addition. Anita Rodgers, architect and Sarah Vitelli, owner were in attendance.

The owners are proposing a major renovation to the home which they purchased six years ago as a four bedroom home. They only recently learned that the house has a three bedroom septic system. There are no records on file as to when the fourth bedroom was added. The system passed a Title 5 Inspection in 2010. The original system was installed in 1968 and the tank was upgraded in the 1980's. The owners are not proposing to increase the number of bedrooms over the existing number. They are adding a dining room, adding a 3-bay garage and changing the layout of some of the interior rooms. They had not had any problems with the system.

The Board agreed that it was unfortunate that there were no records showing how the fourth bedroom was added. Vitelli said they are only using three bedrooms. The Board agreed that it is important for future owners to know that although it appears there are four bedrooms in the house, it is only permitted for three. Vitelli offered to record a 3-Bedroom Deed Restriction as a disclosure for future buyers. The will also record a Garbage Grinder Deed Restriction.

It was moved (Brady) and seconded (Storrs) to approve the proposed renovations to 361 Acton Street, Carlisle MA conditional upon recording of a 3-Bedroom Deed Restriction. Motion passed 4-0-0. It was moved (Brady) and seconded (Storrs) to require a Garbage Grinder Deed Restriction for 361 Acton Street, Carlisle MA with proof of recording submitted to the Board. Motion passed 4-0-0.

DISCUSSION ITEMS

Meeting Dates – 1/29/19, 2/12/19, 2/28/19

Stop the Bleed Kits – Region 4AB is purchasing kits for each community. Trainings will be available.

PUBLIC HEARING – PROPOSED REVISIONS TO THE FOLLOWING REGULATIONS:

- **Board of Health Regulations for the Review of Subdivision Plans, Conservation Cluster and Senior Residential and Residential Open Space Community Special Permits**
- **Town of Carlisle Water Supply Regulations**
- **Town of Carlisle Supplementary Regulations for Sewage Disposal Systems**

Board members reviewed the final drafts. A Legal Notice had been published twice in the Carlisle Mosquito. Local engineers were advised and copies were available at town hall. The Board had not received any comments from the public nor were there questions from the audience. The Planning Board had reviewed the proposed revisions and did not have any recommendations. Board members agreed with the Final Drafts.

- **It was moved (Brady) and seconded (Storrs) to close the Public Hearing. Motion passed 4-0-0.**
- **It was moved (Brady) and seconded (Margolies) to approve the proposed revisions to Board of Health Regulations for the Review of Subdivision Plans, Conservation Cluster and Senior Residential and Residential Open Space Community Special Permits effective January 15, 2019. Motion passed 4-0-0.**
- **It was moved (Brady) and seconded (Margolies) to approve the proposed revisions to the Town of Carlisle Water Supply Regulations effective January 15, 2019. Motion passed 4-0-0.**
- **It was moved (Brady) and seconded (Storrs) to approve Town of Carlisle Sewage Disposal Regulations effective January 15, 2019. Motion passed 4-0-0.**

Michael Saylor asked why the Board banned Open Loop Geothermal Wells. He felt they were a good option for some properties. He has had a combination geothermal and drinking water supply well for years and there have been no problems. In the Board's opinion Open Loop Wells have the potential to pollute groundwater. The Board maintains a very conservative position on the protection of groundwater which supplies all of the drinking water in Carlisle. The Board explained that a resident could petition for a waiver from the Regulation with sufficient justification. For the majority of properties this probably would not be the case.

DISCUSSION ITEMS

Fire Station Petroleum Release – present for the discussion were Kate Reid (Selectmen) and Tony Mariano (Water Quality Subcommittee).

In accordance with new federal guidelines regulating Underground Storage Tanks (UST's) the Fire Department was required to remove two single-walled fiberglass USTs and associated piping by December 31, 2018. This included a 2,000 gallon gasoline tank and a 2,000 diesel tank located at the rear of the Fire Station. The tanks were removed on December 20 and 21, 2018 without any problems. Although the tanks were structurally sound when removed, a petroleum odor was notice and a sheen was observed in the water in the pit. Further testing of the groundwater documented petroleum compounds above Drinking Water Standards. This triggered a 72-hour notice of release to the state due to the Town Hall Public Water Supply and private wells within a radius of 500'.

According to Reid the Selectmen and Fire Department are in the process of hiring a Licensed Site Professional (LSP) to assess the site. In addition DEP has asked the Town to identify and test private wells within 500' of the release. The Board of Health has provided a map of the adjacent private wells to the tank removal contractor, Wilcox & Barton and the state. Mariano said the Town is legally responsible for following the timelines under the Mass. Contingency Plan. This includes doing further evaluation and assessment of the site and potential impacts to nearby water supplies. The assessment will include site specific assessments and additional testing of soils and groundwater. The groundwater is very high at the moment, so soil sampling may have to wait. It is difficult to say at this point how bad the problem might be or what a cleanup might involve. The MTBE detected in the groundwater might even be associated with the historical gasoline spill at the Daisy's site. The petroleum products could also be the result of accidental spillage when filling the tanks. There is no reason for the town to be overly concerned at this point as additional required testing and assessment will provide a clearer picture of the extent of the contamination. The Town needs to abide by the timelines under the Mass. Contingency Plan for hazardous materials releases. This known as an Immediate Response Action (IRA) which is due within 90 days or around March 1st. The IRA will then be used to determine if further response actions are required.

Reid said that unfortunately the tanks were not registered under the MA Dept. of Revenue's UST Program so the Town may not qualify for clean-up funding. The Fire Dept. registered the tanks annually as required but there is no record of an initial Certificate of Compliance filed with DOR. Mariano said this is something the Water Quality Subcommittee could have helped with. Reid said the Selectmen will be considering a warrant placeholder to cover any additional response actions that might be required. The Board offered to work with the Selectmen and recommended including the Water Quality Subcommittee in an advisory role. Mariano said it is time for the WQS to reconvene and as a priority review the standing of any other UST's owned by the Town.

Emerson Hospital Home Care Contract – a revised fee schedule which includes planning and preparation was submitted.


It was moved (Brady) and seconded (Margolies) to approve the revised Addendum to the Emerson Hospital Home Care Contract effective 9/1/18. Motion passed 4-0-0.

Adult Use Recreation Marijuana –Brady suggested that current state legislation implies that the recreational use of marijuana is safe. He would like the Board to educate residents about the health risks associated with recreational marijuana use. Board members agreed that this would not apply to medical marijuana. Brady provided a number of points based on his research for the Board to consider. The Board could submit a Letter to the Editor or possibly take out an Ad to inform residents. The site MoreABoutMJ.com is helpful. The Board members felt it might be appropriate to host an educational workshop on the subject. Fantasia suggested Dr. Ruth Potee's talk on Addiction and the Adolescent Brain as a possibility. The Board will discuss again at the next meeting.

Benfield Farms – The Perc-Rite system required a repair. The Board has received a noise complaint

Garrison Place – the Public Water Supply has been approved by DEP and is now online.

There was no further business. Meeting adjourned at 8: 50 pm
Respectfully submitted,


Linda M Fantasia, Recorder