

**Minutes of the
Carlisle Board of Health
February 13, 2018**

AGENDA

Minutes January 23, 2018 Bills Administrative Reports
NEW BUSINESS
97 Hanover Road – Zanga - Request for Bedroom Deed Restriction for an Accessory Apartment
296 Brook Street – Geggis - Proposed Definitive Subdivision Plan
DISCUSSION ITEMS
Garbage Grinder Policy - status Board of Health Subdivision Regulations - Discussion of possible revisions Renewal of Groundwater Discharge Permit (Carlisle Public School) - Weston & Sampson report
OLD BUSINESS
Rabies Clinic – Countryside Veterinary Hospital March 24th 10-12 Meeting with Selectmen – FY 19 Staffing Request follow up

The meeting was called to order by the chairman at 7:00 pm. at town hall. Present: Todd Thorsen (chairman), Alan Lewis, Donna Margolies, Lee Storrs and Todd Brady. Also present was Linda Fantasia (Health Agent) and Wendy Glik (Carlisle Mosquito).

MINUTES – It was moved (Lewis) and Seconded (Storrs) to approve the Minutes of 1/23/18. Motion passed 4-0-0.

BILLS - Salaries, Emerson Home Care, Carlisle Mosquito Ad (CHNA grant), Technical Consulting Group for January engineering services. It was moved (Lewis) and seconded to approve the bills for payment. Motion passed 4-0-0.

ADMINISTRATIVE REPORTS

Annual Report- was submitted 2/6/18.

Town Election – will be held on 5/8/18. Thorsen and Margolies terms are ending. They are interested in running again. The Caucus will be on 3/6/18.

Review of Regulations – Copies of proposed revisions for septic, well and subdivision regulations were distributed. The Board will need to schedule public hearings prior to adopting any changes. Board members agreed to review current regulations and proposed revisions for discussion.

Vegetation Management Plan – Eversource Energy will be trimming vegetation along the gas line which runs along the Westford border. No herbicides will be applied within 50’ of a private well. This is part of their annual maintenance plan. The Board had no comments.

Rabies Clinic – will be held 3/24/18 from 10-12 at town hall. Countryside Veterinary Hospital will staff the clinic. Student volunteers are needed.

Concord-Carlisle Substance Use Project – the data is still being collected under the CHNA grant project. A workshop for town officials to preview the results will be held on 3/23/18 in Concord at 7:30 am.

Hazardous Waste Collection – will be held on April 28th from 9-12 at the DPW Facility. Thorsen signed the Agreement with Clean Harbors.

97 HANOVER ROAD – Accessory Apartment Special Permit. Derek and Lindsey Zanga, owners, appeared before the Board. The Zangas are applying for an Accessory Apartment Special Permit from the Planning Board. The house, which is under construction, will have a total of 17 rooms including the apartment. The septic system is designed for six bedrooms (13 rooms total). The system was relocated due to encroachment of wetlands from the original design. The Zangas would like to execute a six-bedroom Deed Restriction to accommodate the Accessory Apartment and total room count. The Board reviewed the floor plans and questioned why there are three kitchens shown. The Zangas said they would like to have a kitchen available to the family room on the lower level. Since there are no windows in this basement area it could not become a second apartment. The Board members were satisfied with the proposed floor plan.

It was moved (Lewis) and seconded (Storrs) to approve the proposed Accessory Apartment for 97 Hanover Road, Carlisle, in accordance with plans submitted at the meeting, and conditional upon recording of a six-bedroom Deed Restriction with proof of recording submitted to the Board prior to construction of the system. Motion passed 5-0-0.

296 BROOK STREET – Definitive Subdivision Plan. Present for the hearing were Diane and Chris Geggis, owners of 296 Brook Street. C. Geggis explained that the proposed Subdivision is an As-Built of three existing lots (296, 306 and 312). It is intended to address deficient frontage requirements under the Zoning Bylaw. No construction is being proposed. D. Geggis provided the Board with a marked up plan locating septic systems, wells and structures on the lots. All of the septic systems have passed Title 5 Inspections in recent years. The Geggis property has two structures – a main house and a rental unit - each with its own septic system. C. Geggis said they have been trying to correct the frontage issue with the Planning Board for over six year in order to sell the property. Because there is no construction or field work proposed, they asked the Board to waive its Subdivision fees.

Under the Subdivision Control Law the Board of Health is required to make a recommendation to the Planning Board on Definitive Subdivision Plans. The Board reviewed the plans presented and agreed there were no public health implications. Each of the properties has a functioning septic system and well.

It was moved (Storrs) and seconded (Lewis) to issue a positive recommendation to the Planning Board on the proposed Definitive Subdivision Plan for 306-296 Brook Street and to waive the required Board of Health review fee. Motion passed 5-0-0.

DISCUSSION ITEMS

580 East Street – proposed Garbage Grinder Allowance. Fantasia explained that the owners, who are adding on to the existing house, have submitted a five-bedroom septic design which includes an additional 50% capacity for a garbage grinder. Last year the Board agreed to prohibit garbage grinders for new construction systems and upgrades. The ban is currently a policy but will be included in the local regulations when they are revised. A five bedroom system with a garbage grinder allowance results in a 990 GPD system. The size of the system can interfere with proper functioning by preventing equal distribution throughout the lines and the use of garbage grinders can shorten the life of a system prematurely by allowing solids that have not settled out in the tank to pass through to the leaching lines. Board members agreed that a policy should be treated the same as a regulation. It describes the Board's intent and needs to be enforced or it has no value. The Board agreed that the owners could meet with the Board to discuss further if they wish to. Fantasia said the application has not yet been accepted so there will be no additional engineering review if the owners agree to change the design. She will inform the owners of the Board's decision.

Subdivision Regulations – In order to include Multi-Family Residential Open Space Communities recently added to the Zoning Bylaw, the Board's Subdivision Regulations must be revised. Town Counsel advised that this would require a public hearing. The Board agreed to consider other possible revisions that have been mentioned. Rob Frado suggested looking more closely at how runoff is handled and the potential for septic system impacts.

Detention basins can become wetlands and there is the possibility of encroachment to septic systems. This was observed on a lot on Hanover Road where a number of years had lapsed between septic permitting and development. Additionally drywells required for roof runoff should not be located upgradient of a septic system. It is unclear who is responsible for inspecting drywells and changes in wetland delineations. The Board would like the Planning Board to recertify the drainage system once the roadway is constructed and as lots are developed. Fantasia suggested she discuss how to deal with these issues with the Planner, Conservation Administrator and possibly Rob Frado.

Groundwater Discharge Permit Renewal – Carlisle Public Schools. The Board received a copy of the report and application prepared by Weston and Sampson. The Permit must be renewed every ten years.

Rabies Clinic – March 24 10-12 at town hall. Dog licenses will also be available. The Clinic is open to residents in other towns.

There was no further business. Meeting adjourned at 8:15 pm

Respectfully submitted,



Linda M Fantasia
Recorder