

**Minutes of the
Carlisle Board of Health
March 27, 2018**

AGENDA

7:00 Minutes 2/27/18, 3/27/18
Bills
Administrative Reports

NEW BUSINESS

7:30 95 Hanover Road – septic system installation progress (Nouvellon)
8:00 100 Long Ridge Road – proposed septic system designs (Brem)

The meeting was called to order by the Chairman at 7:03 pm at Town Hall. Present: Todd Thorsen (Chairman), Donna Margolies, Todd Brady and Lee Storrs. Absent: Alan Lewis. Also present was Linda Fantasia (Health Agent) and Helen Lyons (Carlisle Mosquito).

MINUTES – It was moved (Margolies) and seconded (Storrs) to approve the minutes of 3/9/18. Motion passed 3-0-0. (Brady had not yet arrived). It was moved (Brady) and seconded (Margolies) to approve the minutes of 2/13/18. Motion passed 4-0-0.

BILLS – wages, rabies clinic supplies, help wanted Ad, Verizon (grant funded). It was moved (Margolies) and seconded (Storrs) to approve the bills. Motion passed 4-0-0.

120 OAK KNOLL ROAD, CARLISLE MA – request for a Deed Restriction to accommodate an addition.

Christine Lear, owner, explained that the project involves finishing one room in the basement. Work has already started on the renovation. The contractor was unaware that any changes to the floor plan require Board of Health approval for septic capacity. The soil absorption system has a four bedroom capacity and there are currently four bedrooms in the house (nine rooms total). The new room in the basement does not meet the Title 5 criteria definition of a bedroom since it lacks a functioning window but it would count as a tenth room and exceed the design flow capacity. The Board did not see a problem with issuing a deed restriction limiting the number of bedrooms to four. The Board will require a Title 5 Inspection to make sure the existing system is functioning.

It was moved (Storrs) and seconded (Margolies) to approve finishing of one room in the basement at 120 Oak Knoll Road, Carlisle MA conditional upon passing a Title 5 System Inspection, recording of a four bedroom Deed Restriction and verifying that there is no garbage grinder installed in the house. Motion passed 4-0-0.

142 BEDFORD ROAD, CARLISLE MA – Increase the number of bedrooms. Present for the meeting were Vanessa and Raymond Moroney, owners, and Molly Obendorf of Stamski & McNary.

Obendorf explained that the owners would like to convert a large bedroom on the second floor into two bedrooms for their children. Currently there is a temporary partition between the rooms. They are requesting a modification to the existing variance for setback to wetlands and further that the house be legally considered a three bedroom house. The septic system which was installed in 2010 has a 330 gpd capacity with a garbage grinder allowance for a total 495 gpd capacity. The system was installed as an upgrade for a two-bedroom dwelling which was demolished and replaced with a new home. A condition of the original permit was that the house could not have more than two bedrooms although a three bedroom system was constructed as the minimum size by Title 5.

In order to justify the variance modification Obendorf said that there had been an increase in the setback between the wetland and the leaching area from 56' to 67' feet. This was discovered when the wetland line was re-delineated in

2017 for a landscaping project. The owners do not have a grinder and would be willing record both a garbage grinder and three bedroom deed restriction. The Board agreed that the system would also need to pass a Title 5 Inspection prior to issuance of a Building Permit. Brady said the request was reasonable given the facts. The system has been in operation since 2010 without any problem. Storrs was concerned that the modification to the original approval might be precedent setting. Fantasia noted that the basement and attic were finished in 2016. They were not counted as bedrooms. Overall the Board agreed that the situation was unique and the change to the variance was actually an improvement in that the system is more in compliance than originally approved.

It was moved (Brady) and seconded (Margolies) to approve the addition of a third bedroom to the property at 142 Bedford Road, Carlisle MA since the soil absorption system had a three bedroom capacity with garbage grinder allowance, the setback to the wetlands has increased from 56' to 67' and the owners have agreed to record a Three-Bedroom Deed Restriction and a Garbage Grinder Deed Restriction and have a Title 5 Inspection done. Motion passed 4-0-0.

100 LONG RIDGE ROAD (BIRCH FARM) – proposed condominium development. Present for the meeting were Jeff Brem (Lifetime Green Homes) and Mike Hanauer, abutter.

Brem explained that the proposed development would replace the 20-unit 40B development which was granted a Comprehensive Permit by the Zoning Board of Appeals in 2015. The permit is currently under appeal. The new project calls for the construction of four homes and include one existing home on the 9.84 acre lot. The development required a variance from the Zoning Bylaw which states “One dwelling per lot”. The variance was granted in January 2018. The revised project is the result of negotiations between Brem and the neighbors. If approved all appeals would be withdrawn.

Each of the five houses will have an Exclusive Use Area (EUA) for siting individual septic systems and wells. All four septic systems will include a Perc-Rite Dispersal Leaching Area and two of the lots closest to neighboring private wells will also have micro-FAST systems for nitrogen reduction. A conventional septic system has a Nitrate discharge of about 30 mg/l whereas some of the alternative technologies are as low as 19 mg/l. Brem agreed that the total project flows for all five (four new and one existing) systems will be greater than 2000 gpd. He provided the Board with a groundwater mounding analysis as required by Title 5 and noted that the Perc-Rite System is pressure dosed. The systems will be maintained as individual, privately owned systems. Frado pointed out that large systems in nitrogen sensitive areas (defined as having an onsite septic system and private well) require nitrogen reduction such as a recirculating sand filter. Brem agreed to look into this and if necessary will add FAST systems to the other two properties. He will check with DEP to see if the system for the existing house must be upgraded. He would like to start construction around June 1st.

The Board noted that local regulations have additional requirements for condominiums including a financial reserve for repair and maintenance of the septic system, annual reporting to the Board of Health, a liaison to the Home Owners Association, annual pump outs and water meters. Brem felt the Board should consider each of the dwellings the same as a single family home. This is in keeping with the proposal presented to the Zoning Board and abutters. The Board agreed it is willing to provide relief from some of the local conditions but would like to see the condominium documents prior to issuing Certificates of Compliance. Brem agreed.

Hanauer (200 Long Ridge Road) said he is still concerned about the potential for groundwater contaminations. His well is the closest to the proposed septic systems and in the direction of the groundwater flow. He is concerned about the possible long-term effects of siting five septic systems on such a small parcel of land and the fact that there will be an equestrian center in operation on the property. Brem said the FAST System will make a significant difference in protecting water quality. A designated manure storage facility will be constructed for composting manure. This should resolve the Nuisance Complaint filed by the Board in the District Court. Storrs noted that both FAST and Perc-Rite systems require maintenance contracts and regular monitoring. It would be more efficient for the HOA to manage this. Brem disagreed stating that the individual homeowners will be responsible in keeping with the zoning covenants. He wants to avoid additional encumbrances on the HOA except for the common land and features such as the fire cistern and roadway. The road will be treated the same as a private driveway, not a common driveway.

Brem agreed to follow up with DEP on the nitrogen sensitive conditions and meet with the Board again on 4/12/18. IF needed, he will add FAST Systems to the two remaining lots and provide floor plans for the 8-room homes.

DISCUSSION ITEMS

Health Agent Succession Plan – the Board approved the proposed Succession Plan which also acts as a Continuity of Operations Plan. The Plan will be used to support the hiring of a fulltime Administrative Assistant to replace the two part-time positions, one of which is currently vacant.

Well and Septic Regulation Revisions – the Board agreed to research whether Open Loop Geothermal Wells should be banned and whether to ban Garbage Grinders. Frado noted that the construction of Open Loop Wells is more complicated. For one thing they must be pressure tested prior to use. The Board will need to witness the testing. The Board also needs to consider whether to restrict Bedroom Deed Restrictions to a maximum of two rooms beyond septic capacity. This would guarantee that an appropriately sized system could be installed if needed. Further discussion was tabled.

211 Bellows Hill Road – The owners submitted a 12-bedroom septic system upgrade. Previously they submitted a 9-bedroom design to accommodate a new barn and some renovations in the main house. Fantasia noted that the 9-bedroom design was still adequate. The floor plan submitted included rooms such as laundry and pantry that are not usually included in the room count. The number of rooms in the barn was reduced so that it no longer exceeds 25% of the total flows for the system. Title 5 sets this maximum when an ejector pump is in use. The Board still felt a separate 3-bedroom system for the barn would have been better. Fantasia said the owners are not interested in this idea according to Stamski & McNary. The Board agreed that the 12-bedroom design was unnecessary. There is no need for Frado to review the 12-bedroom design. The owners will be asked to resubmit the 9-bedroom design.

Shelter After Action Report – the Board reviewed the AAR of the March 2018 Blizzard. The Board organized warming, water and charging stations for two days, first at the school and then at town hall which had power. Fifty-two people visited the shelter at different times. The portable water containers were very helpful.

95 Hanover Road – Dr. Nouvellon has requested a meeting with the Board and her attorney. The Board agreed to invite her to the next meeting on 4/12/18.

Meeting Dates: 4/12/18, 5/3/18, 5/15/18. Margolies cannot attend 4/12/18.

There was no further business. Meeting adjourned at 9:15 pm

Respectfully submitted,



Linda M Fantasia, Recorder