

**Minutes of the
Carlisle Board of Health
April 12, 2018
AGENDA**

Bills

Administrative Reports

NEW BUSINESS

- 95 Hanover Road – septic system installation progress (Nouvellon) (To be rescheduled)
- 48 Bingham Road (Lot 2) – upgrade of a failed septic system (Scott)
- 100 Long Ridge Road – proposed septic system designs (Brem)

OLD BUSINESS

- Deed Restriction Policy

DISCUSSION ITEMS

- Appointment to Local Initiative Program (LIP)
- DEP Source Approval Public Water Supply for Garrison Place – 3/30/18

The meeting was called to order by the chairman at 7:00 pm. at town hall. Present: Todd Thorsen (chairman), Alan Lewis, and Lee Storrs. Absent: Donna Margolies. Also present was Linda Fantasia (Health Agent) and Rob Frado, Technical Consulting Group.

BILLS - Technical Consulting Group for February, MHOA conference registration. It was moved (Lewis) and seconded (Brady) to approve the bills for payment. Motion passed 4-0-0.

ADMINISTRATIVE REPORTS

Tick Borne Disease Symposium – The Board received a summary of the breakout groups (Prevention, Education, Practitioners) from the Symposium held last Fall. Tentative plans for another symposium in 2018 are underway.

Hazardous Waste Collection April 28, 2018 9-12 – Fantasia, Hodges, Storrs and Lewis will help with the collection.

MHOA DPH and DEP Workshops - Fantasia has been attending information workshops on new camp regulations, private well guidelines, and general sanitary code issues. The new camp regulations were adopted 3/23/18 but the state has not yet updated the forms. The threshold for licensing a camp dropped from five to four days in a two week period. Any program that calls itself a “camp” must be licensed. Municipal summer programs are exempt from licensing but it is recommended that they voluntarily comply.

Lyme Disease Subcommittee – the educational event has been postponed until the Fall to allow more time to schedule speakers.

CHNA Showcase on 5/17/18 Grandview Farm, Burlington 2- 4 pm. The key collaborators (Board of Health, Council on Aging, Planning Board) are asked to provide a summary report of the planning assessment.

Vacation Schedule – Hodges 5/16-5/28/2018; Fantasia 6/12-6/20/2018; 7/1 – 7/8/2018.

DISCUSSION ITEMS

Local Initiative Program (LIP) – Land Use Boards are being asked by the Selectmen to appoint a representative to the LIP Working Group which is charged with reviewing local and state guidelines and regulations and make a recommendation to the Selectmen on whether to move forward drafting new LIP Regulations for the town. Storrs expressed an interest in volunteering but wanted more information. He will contact the Town Administrator. The Board tabled the appointment.

Garrison Place Public Water Supply (PWS) – DEP issued an approval of the PWS on 3/30/18. Garrison Place is a 16 unit residential senior housing complex. The water supply has an approved withdrawal rate of 2,400 gpd to meet the project’s water needs based on a Title 5 calculation of 150 gpd per elderly housing unit. This determines

the Zone I radius. Fantasia noted that the septic system design is 5280 gpd based on 165 gpd per bedroom (32). The Board agreed the sizing of the septic system was based on different criteria than the project's water needs.

NEW BUSINESS

95 HANOVER ROAD – Dr. Nouvellon, owner, sent an email that she could not attend and that her attorney is only available to meet during the day. The Board agreed to accommodate her request by meeting early in the morning meeting. Conservation has not reissued an Order of Conditions for grading into the buffer zone. Nouvellon had expressed an interest in changing to a Perc-Rite drip dispersal system but nothing has been submitted. The Board agreed that the same permit conditions would apply including removal of all of the old, contaminated fill. If an alternative technology system is proposed an engineered plan would be needed. Nouvellon had complained about not being allowed access to property files without supervision. Fantasia said the Board's policy is that records cannot leave the office area and access is always supervised.

48 BINGHAM ROAD (Lot 2) – Permit Extension Request. Present for the meeting was Stacy Scott, owner.

Stacy Scott, owner, appeared before the Board to request an extension on the timeline for replacing the septic system at 48 Bingham Road. The system failed a Title 5 Inspection on 6/17/14 and a permit to upgrade the system was approved on 6/29/17. A failed system must be replaced within two years of the date of the identified failure. According to Stacy work on the upgrade was delayed due to land use permitting requirements from the Carlisle Planning Board and Carlisle Conservation Commission since the property was being subdivided. There was a discrepancy about the survey work that needed to be resolved. Now that the engineering and administrative processes are completed, Scott would like to work on both lots at the same time. Scott requested a six month extension to upgrade the failed system. Given the amount of time since the identification of the failure the Board would like the failed system replaced before the winter shutdown 11/30/18. Scott is the only occupant of 48 Bingham Road so there is little flow to the failed system. The Board did not have a problem with a short extension but will require regular pumping of the septic tank until the system is replaced.

It was moved (Storrs) and seconded (Lewis) to issue a six month extension to the Disposal System Construction Permit (10/31/18) for 48 Bingham Road conditional upon pumping the septic tank initially and every three months thereafter until the system is replaced; all other conditions for the permit remain in effect. Motion passed 4-0-0.

BIRCH FARM (100 Long Ridge Road) – Sewage Disposal Construction Permits. Present for the meeting were Jeff Brem on behalf of Lifetime Green Homes and Thornton Ash, abutter.

Brem explained that the Birch Farm project will include four new and one existing single family homes. The project received a variance from the Zoning Board of Appeals for more than one house on a lot. This will replace the Comprehensive 40B Permit previously issued and currently under appeal. Brem explained that although the project will operate as a condominium development each of the units will have an exclusive use area (EUA) for the septic system and private well. These will be individually owned and maintained by the unit owner instead of the condominium association. Each of the four bedroom units was designed at 165 gpd. Since flows for the entire project exceed 2000 gpd the designs include groundwater mounding analysis and nitrogen reduction. Brem said the proposed designs comply with all of the regulations except for the ongoing maintenance requirements under the local regulations (Section 15.29-15.293). Brem would like to eliminate some of the conditions since each of the systems will be independently owned. He had conferred with DEP about this. Brem is proposing both a micro-FAST and Perc-Rite System for each of the new units. The existing house has a separate four bedroom system.

Following his preliminary review Frado noted that some of the infrastructure such as breakout grading were outside the EUA and asked about control and access. Brem said he would provide the necessary easements. Frado also recommended that the area surrounding the bio-retention basin and outflow be marked as a "no work" areas to maintain its function. The question was raised about who would review the design for the storm water management feature at the entrance of the development since the project does not fall under Planning Board's purview. Brem said this would be reviewed by the consultant for the Zoning Board because of the variance granted. Brem also

noted that some of the private wells are less than 25' from the roadway but since the paved road is classified as a "driveway" a waiver is not needed. Brem said the Fire Dept. has not yet provided house numbers for the units or what the address will be.

The Board noted that abutter Mike Hanauer had expressed concern about the use of pesticides and fertilizers. The Board is not in favor of chemical treatment. The Board reviewed the additional local requirements for condominiums and systems over 2000 gpd. Because each of the wells and septic systems would be privately owned and maintained the Board agreed that Birch Farms would not need to comply with the following local requirements under 15.290-293: annual pumping of septic tanks, financial guaranty, water meters, annual reporting. Unit owners would be individually responsible for contracting with approved System Operators for the alternative technologies. The Board is willing to issue a Letter of Approval which is needed in to remove Appeals as agreed with the abutters. However, the Board will want to review the Condominium Trust and Master Deed documents prior to issuing construction permits. Revised designs to include FAST Systems for all four units will be submitted. It should not be necessary to have another meeting with the Board. Ash said the proposed project satisfies the abutters' concerns. Brem said he was happy that he was able to work out something agreeable to all parties and that the alternative technologies will provide additional treatment to protect the groundwater in the area which was the main concern.

It was moved (Storrs) and seconded (Lewis) to approve the proposed sewage disposal designs for Units 2, 3, 4 and 5 of Birch Farms, 100 Long Ridge Road, owner by Lifetime Green Homes, prepared by Meisner Brem Corporation upon a satisfactory technical and administrative review (including the proposed condominium documents) and conditional upon incorporating limited use areas to address the grading and drainage issues identified. Motion passed 4-0-0.

DISCUSSION ITEMS (cont.)

Deed Restrictions – The Board reviewed the list of bedroom and garbage grinder deed restrictions issued since 1995. Although the Board is not necessarily following the policy of limiting deed restrictions to no more than two rooms beyond the septic system capacity, this should not create a problem when replacing a failed system since there are a number of technologies now available that could be used. Historically siting a replacement system has not been a problem.

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

Respectfully submitted,



Linda M Fantasia
Recorder