

**Minutes of the
Carlisle Board of Health
May 2, 2019, 7:00 PM
Carlisle Town Hall – Nickels Room**

7:00 Minutes – next meeting
Bills
Administrative Reports

NEW BUSINESS

21-23 Bedford Road– proposed renovations (Adams) (to be rescheduled)

43 Bedford Road – Title 5 Design Flows compliance (MacQueen)

Woodward Village – groundwater mounding analysis peer review

Benfield Farms – status report (NOAH)

- Perc-Rite Leaching System
- Nuisance and Air Quality Complaints
- Annual Compliance Report

ONGOING BUSINESS

Fire Station – Immediate Response Action status report

DISCUSSION ITEMS

MDPH Summer Internship
Rabies Clinics – 4/13/19 report
Tick and Mosquitoes – report on 4/11/19 educational event
Hazardous Waste Collection – 4/20/19 report
Meeting Dates

The meeting was called to order at 7:00 pm at town hall. Present: Todd Thorsen (chairman), Lee Storrs, Donna Margolies. Also present: Linda Fantasia (Health Agent)

BILLS –Engineering, ServSafe Certification (Fantasia), Pump and Well Inspector. **It was moved (Margolies) and seconded (Storrs) to approve the bills. Motion passed 3-0-0.**

ADMINISTRATIVE REPORTS

Vaping Grant – CHNA Collaborative Grant (Carlisle, Concord, Bedford) to educate the community (parents and students) on the dangers of vaping. Award is for \$25,000. An RFP is being prepared to hire a health consultant.

Region 4AB PHEP Award - \$4411.99 to cover the cost of the feasibility study to include a Emergency Dispensing Site and Shelter functions in the proposed Community Center. Funds to be expended by June 30th. Contract needs to be signed.

MDPH Intern – Fanta Cherif from BU School of Public Health has been assigned. Todd Brady has agreed to be the Practicum supervisor. Project involves researching health risks associated with pesticide lawn care and how to educate residents.

Old Home Day (June 22) – BOH has been assigned a booth.

NEW BUSINESS

21-23 BEDFORD ROAD – hearing to be rescheduled.

43 BEDFORD ROAD – Julie MacQueen, owner, appeared before the Board. Last Fall the Board approved converting an existing garage to additional living space conditional upon recording a six bedroom deed restriction. The property has a legal two bedroom apartment in addition to the main house and a one bedroom studio that is used for short term rentals on AirBnB. Instead of converting the garage to additional living space it is being used as a second one bedroom short term rental which exceeds the bedroom count of the deed restriction. In addition the property does not comply with local zoning which prohibits the renting of rooms to more than three unrelated persons. The Building Commissioner has issued a Cease and Desist Order.

MacQueen said she was unaware of the zoning issue until recently. Originally she planned on adding the renovated garage space to the apartment but did not move forward when the tenant asked to extend the lease for another year. It is still her plan to eventually combine the new finished space with the apartment. Although each short term rental can accommodate up to three guests, she has agreed to monitor the number of guests in keeping with the zoning limit. MacQueen explained that she is only using two bedrooms in the main house, two in the apartment and two one bedroom short term rentals so she is in compliance with the six bedroom deed restriction. The Board noted that proof of recording of the six bedroom deed restriction was never submitted. MacQueen agreed to produce the proof of recording or record a new one. There were no further comments from the Board.

BENFIELD FARMS – Phil Giffie, Ex. Dir of NOAH (Neighborhood of Affordable Housing) appeared before the Board along with a number of residents of Benfield Farms, Sylvia Willard (Conservation Commission), David Freedman (Housing Authority), Susie Curreri (Peabody Properties), Mark Cottrell and Mario DeRosa (ClearWater Industries), Allen Pelkey (Peabody Properties).

Septic System

The Board had requested to meet with Giffie and the appropriate service vendors as the result of a report from the Board's consultant Rob Frado on 4/17/19 that the drip dispersal field was experiencing effluent outbreak to the surface. Clear Water Industries also verified the problem on 4/18/19. Oakson, Inc, had planned on attending tonight's meeting but their flight was delayed. They expressed their willingness to help resolve the problem.

Upon occasions over the last year, Conservation Administrator Sylvia Willard had noticed wet spots in the leaching area while checking the property which is under a Conservation Restriction. Clear Water Industries was notified and the System Operator, Mario Rosa, had checked the system as recently as February. It appeared to be operating correctly. The wet spots were attributed to surface water runoff. During the April visit however, DeRosa determined that the blue bird boxes intended to mark the corners of the field were in the wrong locations. The wet areas were definitely within the field and most likely the result of breakout. Effluent was rising to the surface rather than dispersing through the soils. An emitter that was uncovered was also found to be facing up. DeRosa said he had also noticed tire tracks over portions of the field which is mowed under an agricultural agreement. Mark Cottrell of Clear Water said they had pressure tested the hydraulic unit pumps which were operating normally. The problem appears to be with the drip dispersal system or soils. DeRosa was unable to find the monitoring wells for sampling. Clear Water recommended further investigation of the soils and the drip system. The Board also noted that the Bio-vent may not be working properly. This could be the cause of the septic odors in the parking lot. The manhole covers over the treatment tanks also need to be sealed. Residents in attendance asked if this was the cause of the odors from their faucets. The Board said the drinking water is separate from the plumbing for the wastewater. The well is maintained by a Certified Well Operator. All of the testing results indicate that the water is safe to drink. The Board had also tested water from the taps in three units and no problems were identified.

The Board pointed out to Giffie that Benfield Farms was not in compliance with some of its special permit conditions including conducting at Title 5 Inspection every three years, annual pumping of the septic tanks, financial reporting on the well and septic reserve accounts and submitting the annual Consumer Confidence Report. Giffie said the above items are being taken care of. He submitted the Annual Compliance Registration fee. The Title 5 Inspection is scheduled for 5/15/19. Curreri asked that the Annual Compliance Registration form be mailed to Peabody Properties in addition to NOAH since they are responsible for arranging with contractors. David Freedman on behalf of the Housing Authority said the Board needs to set a clear timetable for follow up activities.

The Board agreed that breakout in the field is a serious problem and needs immediate attention. The Board instructed NOAH to do the following:

- Engage Meridian Engineering, the design engineering firm, to investigate what is happening and why.
- Schedule an onsite meeting of all the system operators and vendors and the Board's representative
- Locate the Monitoring Wells, make them accessible and visible
- Conduct a Title 5 Inspection (scheduled for 5/15/19) to document the failure and overall functioning of the system
- Check when septic tanks were last pumped and submit a report
- Check the Biovent; check with design engineer on proper operation and set up a maintenance schedule
- Add BioVent maintenance and reporting to Annual Compliance Registration
- Submit a report on the above to the Board for the next meeting on 5/16/19

Resident Complaints

HVAC System – Curreri said all of the heating system ducts were being cleaned next week. Changing the air filters did not improve the air quality. A solvent would then be applied to seal the ducts. Frank Vasquez, resident, was concerned that cleaning alone would eliminate the problems with air quality. He felt the situation may be the result of various causes including system design. Maureen Deary submitted before and after photos of dust and accumulated debris following the replacement of the air filters in her unit to show that replacing the filters was not enough. Curreri said they would like to see whether the duct cleaning and sealing makes a difference. They had identified that the dryer vents to the outside and there is no fibrous material in the attic that could contaminate the system. Thorsen said that Peabody should be allowed to go through the process. Giffie agreed they may need to do more investigation to determine the root cause. Deary asked that he also check on the noise from the HVAC. The sound is particularly loud at night and interrupts sleep for some residents. Vasquez said a third floor resident directly above the unit has to put boards up against the windows at night. He suggested more sound proofing. Giffie said the unit had been relocated and upgraded to be more efficient at a cost of \$125,000. The unit is more efficient but at a higher noise level. Giffie thought sound proofing had been installed where possible. Again Giffie agreed to look into the problem.

Deary also noted the lack of heat in the community rooms. This is not a problem in the residences except for one time when the unit froze. Residents were provided with portable heaters until the unit was repaired. Giffie explained that the baseboard heat was turned off in the community room because residents would forget and leave it on. George Payne said neither community room is usable in the winter due to lack of heat. Giffie agreed that there should be a way of monitoring heat in these rooms. Rose Vasquez also complained about the vibration. She had contacted the vendor Mitsubishi who said it should be possible to reduce the noise and vibration. The Board said it had asked to have the HVAC system design reviewed by a professional.

Annual Compliance Registration – Giffie paid the \$74 Registration fee. He said the Septic Reserve Account has \$27,129 and the Well Reserve Account \$66,965. Curreri will see about the other missing information for 2018.

WOODWARD VILLAGE – Peer Review Request – George Dimikarakos of Stamski & McNary, Inc.(SMI), and Dan Gainesboro, NOW Homes Community were present.

The development off Bedford Road is being permitted under the Residential Open Space Zoning Bylaw. It will consist of 16 single family residences and 1 duplex on a 42 acre parcel, with approximately 32 acres being conveyed to the town as Open Space. The daily septic system flow will be 7260 gpd using 165 gpd as the local requirement. The system will require a groundwater mounding analysis for which the Board will want a Peer Review. Dimikarakos had planned to use Steve Smith of GeoHydrocycle (GHC) for the peer review. Smith also did the Garrison Place peer review. Smith, however, would not be able to start the review until June. The developer does not want to wait that long. A subsequent reviewer was going to charge \$14,000 compared to the \$4,000 for GHC.

Dimikarakos asked if the Board would reconsider the Peer Review and accept the groundwater mounding data prepare by Stamski & McNary. He pointed out that Woodward Village is very similar to the Garrison Place

development both in size, usage, topography and environmental features. A significant amount of the land is being deeded back to the town as Open Space. The soils are pretty consistent with good percolation rates. All of the test pits reflect seasonal high groundwater. Woodward will be using a combination of the FAST System for pre-treatment and the Perc-Rite for the leaching area. Woodward is a low density development of single family homes not a high density 40B one. SMI had done a site specific mass balance analysis using 440 gpd/acre of nitrogen loading to demonstrate that the development would not exceed the 5 mg/l of Nitrates at the property boundary. Their prediction was 1.3 mg/l at the closest boundary to the system. This was the same analysis they did for Garrison Place which was peer reviewed and accepted. Dimikarakos felt the SMI analysis was sound and reasonable as demonstrated by Garrison Place. Although they did not use a three dimensional Mod-Flow analysis, they arrived at the same conclusion. Given the delay and additional expense in obtaining an outside peer reviewer, Dimikarakos felt the Board would be justified in waiving the peer review requirement.

The Board noted that an independent review of the groundwater modeling is a local regulation. In order to waive the requirement, the Board would need to hold a public hearing and receive appropriate testimony. Fantasia also noted that Garrison Place has only four of the sixteen units occupied and for a very short amount of time so the mounding analysis is still theoretical. Board members agreed that they would want at a minimum an independent review of the SMI data. They suggested Dimikarakos work something out with one of the contractors and present the scope of work to the Board.

As an aside and based on the previous hearings, Dimikarakos suggested that the Benfield Bio-vent be maintained annually by a licensed installer, not a landscaper. He also noted that SMI had already built into the Garrison Place septic design a supplemental feed system should the FAST System require it. This will not be known until full occupancy is achieved.

FIRE STATION PETROLEUM RELEASE – The Immediate Response Action (IRA) plan was filed with DEP by Wilcox and Barton on 2/25/19. The IRA provides a preliminary evaluation of petroleum impacts on and offsite. The overall outlook is good and there does not appear to be a major release with the potential for contaminating groundwater. Proposed IRA activities will include additional assessment of soil and groundwater quality.

DISCUSSION ITEMS

Reports - The Board reviewed the summary reports for the Rabies Clinic, Hazardous Waste Collection and the Lyme Disease presentation.

Meeting Dates – May 16th and May 30th

There was no further business. Meeting voted to adjourn at 9:20 pm

Respectfully submitted,



Linda M Fantasia,
Recorder

(All documents discussed during this meeting are available for review upon request in the office of the Board of Health)