

**BOARD OF HEALTH REGULATIONS
FOR THE REVIEW OF SUBDIVISION PLANS,
CONSERVATION CLUSTER AND SENIOR RESIDENTIAL AND RESIDENTIAL
OPEN SPACE COMMUNITY SPECIAL PERMITS**

Section 1. Authority

In accordance with its authority under Massachusetts General Laws, Chapter 111, Section 31 the Board of Health, Town of Carlisle, Massachusetts, enacts the following regulations to govern the review of subdivision plans filed in accordance with M.G.L. C. 41 s. 81U, and the review of Conservation Clusters, Open Space Neighborhoods, and Senior and Residential Open Space Community Special Permit Applications

Section 2. Purpose

2.1 The Town of Carlisle is in an area of extensive wetlands, high water table and ledge. Carlisle has no backup town water or municipal sewerage to hook up to in cases of septic system failure.

2.2 The purpose of this regulation is to protect, preserve, and maintain the existing and potential groundwater supply, and groundwater recharge areas for the safety of the public health and the environment of the Carlisle community.

2.3 The Board of Health is required to submit binding advice to the Planning Board on the application for a preliminary or definitive subdivision plan in accordance with the provisions of M.G.L. Chapter 41, Section 81u.

Section 3 General Provisions

An applicant seeking Board of Health Review of a Preliminary or Definitive Subdivision Plan, Conservation Cluster, or Senior Residential Open Space Community Special Permit or any other type of plan shall provide evidence to the Board of simultaneous filing of the application with the Planning Board and Town Clerk.

Section 4 Plan Requirements

4.1 Two copies and a pdf of a topographic field survey with (5) foot contours minimum; or plan in accordance with the Subdivision or Special Permit Application requirements of the Carlisle Planning Board. An enlargement of a U.S. Geological Survey map or similar survey map enlargement is not acceptable.

4.2 Accurate locations of wetlands, brooks, streams, surface water bodies, and the wetland/flood hazard district.

4.3 Deep observation holes and percolation tests on each of the proposed lots must satisfy the Board of Health that the area in general and each lot in the proposed subdivision is composed of a minimum depth of soil, the water level and soil permeability of which are adequate for waste and

sewage disposal purposes. A full and complete set of soil logs corresponding to all deep observation holes and percolation tests shown on the subdivision plan shall be submitted with the plan. No dwellings may be built on land adjacent to the Concord River which is less than 121 feet above sea level (i.e. the estimated level of the flood of 1938).

4.4 The sewage disposal system and reserve leaching areas are to be located with field tests accurately identified within these areas. **Retention basins up-gradient and in close proximity to a sewage disposal system should be avoided.**

4.5 A footprint of the dwelling.

4.6 The well location.

4.7 Woodwaste Disposal location, either on or off site, to be used for the disposal of wood wastes, tree stumps or wood debris of greater capacity than 200 cubic yards; the filing shall include a notarized statement signed by the owner/developer, as part of the application, which notifies the Board as to the manner in which the woodwaste generated by the proposed subdivision will be disposed.

Section 5. Fees

The current fee under the Engineering Fee Schedule for any application made under section 3.1 above is required. Additional review time will be billed at the hourly engineering rate. Subsequent submittals for the same site will also be billed at the hourly engineering rate. An application will not be considered complete without the required fee.

Section 6. Severability

So far as the Board of Health may provide, each section of these regulations shall be construed as separate to the end that if any section, item, sentence, clause or phrase shall be held invalid for any reason, the remainder of these rules and regulations shall continue in full force and effect.

Adopted: June 9, 1986
Revised: September 24, 1990
November 27, 1990
December 14, 1990
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