

**BOARD OF HEALTH**  
**Minutes for Wednesday, March 8, 2023, 7:00 PM**  
**Remote Participation**

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- 7:00 Community Input
- 7:05 Minutes of 2/22/23
- Administrative Reports
- 7:15 846 Bedford Road – Accessory Apartment Review (Fiedrich)

**DISCUSSION ITEMS**

- Annual Report Draft
- Opioid Settlement Agreement - update
- Ongoing:
- Private Hauler Regulations
  - Accessory Apartment Work Group
  - Benfield Farms
  - 27 Old East Street
  - 114 Rutland Street

**NEW BUSINESS**

*The meeting agenda lists all topics reasonably anticipated by the Board of Health at the time of posting. Additional topics not anticipated may be discussed at the meeting under the agenda item New Business.*

**Meeting Dates - 3/08/23**

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Attendance members: Tony Mariano Chairman, Patrick Collins, David Erickson, Cathy Galligan

Absent member: Jean Barry

Attendance nonmembers: Linda Fantasia Health Agent, Tom Bilotta, Dana Booth, Ted Doucette (Doucette Engineering), Edward Graham, Robert Melvin (Stamski and McNary, Ravi Pathak (Mosquito Reporter), 17819, Elizabeth)

**1. Community Input**

Tony Mariano called the meeting to order at 7:02PM and asked for community input, of which there was none.

**2. Minutes of 2/22/23**

Galligan moved to approve the minutes of 2/22/23 as amended. Erickson seconded the motion which was approved unanimously.

**3. Administrative Reports**

Fantasia and Mariano met Kristin Divris of DEP (who is moving to a new job). The DEP is sending a decision to Ferns Country Store approving Fern's water treatment as a permanent solution. Kristin said as long as drinking water standards are met, they cannot move beyond that.

Mariano said that the DEP is concerned with what they can regulate, which is what comes out of the faucet rather than the source; many water supplies come from open water sources. Their purview is to regulate the treatment if the source is not adequate and that is what they are doing in this case, they are not pursuing well replacement or redrilling. If the well were contaminated the Bureau of Waste Site Clean Up would deal with it, but it is not contaminated, it just needs treatment for coliform. Mariano wants to send a memo to the DEP accepting their decision but expressing our feeling that the well should be replaced or redrilled.

Massachusetts does not currently regulate private wells but its revised Model Guidelines now recommend testing for Gross Alpha and PFAS, which require specialized lab work, when properties are transferred and new wells are drilled. The BOH needs to consider how we regulate this on transfer and new well construction.

See below for the entire report.

**4. Massachusetts Vulnerability Assessment--part of the Massachusetts Vulnerability Program (MVP)**

Since we have participated with the Planning Board in the assessment for the last 2 years, Carlisle is now eligible for a grant, we will start by hiring a consultant to review land use planning and regulations to see how they would be affected by climate change. Expression of Interest goes out in March and applications are due in May.

**5. Annual Report Draft**

The annual report is still being drafted and is not yet ready for presentation.

**6. 846 Bedford Road-Accessory Apartment Review**

The BOH had previously asked the engineer to check to ensure that the well meets current requirements. We have just received the water quality results and driller's completion report but the BOH also required an assessment of the integrity of the well which was not done. Additionally, the Carlisle Well Inspector was not present for the flow test. The BOH agreed it was not prepared to move forward at this time. Robert Melvin did understand that we could not move forward tonight but wanted to understand any other concerns that the BOH might have. Mariano said that we have a workgroup for accessory apartments and it was on that basis that we asked for testing of the well. As far as anything, if the accessory apartment group will bring anything to the BOH about protecting water resources, then we will need to consider that. 2-acre zoning has been needed to protect our water resources, the workgroup will go through the technical reports from the past and we will inform other boards of any concerns we may have.

Fantasia has met with members of the planning department and we are trying to get a more formal meeting with the planning department by the next meeting so we should be prepared to address this issue once all the data has been presented. Melvin said that he was worried that there might be other things and just wanted to ensure he was covering bases. Fantasia reported that the attorney for the applicant asked for a meeting with the Planner and Fantasia.

Galligan noted that in addition to the septic and well regulations that because this is an apartment which is not owner occupied, it falls under the state housing code and one of the issues is quantity and quality of water.

**7. Opioid Settlement Agreement**

The Select Board will have to approve moving to round 2 at their next meeting. The resident services group is in support of the settlement which would provide funding for substance abuse prevention in Carlisle.

**8. Private Hauler Regulations**

There has been some communication with the town council about what may be required. The BOH must regulate haulers collecting rubbish in town and registering haulers who are transporting rubbish through town according to town counsel. Since the Select Board has authority over the Transfer Station it will be up to the SB and DPW to regulate disposal at the Transfer Station and enforce recycling. The BOH does not need to adopt a disposal regulation for the Transfer Station. Mariano suggested that Erickson work with Fantasia on developing rubbish hauler regulations to bring back to the board.

**9. Accessory Apartment Workgroup**

Fantasia, Galligan, and Mariano have met and Galligan has prepared some notes which were just sent out. The BOH will review this at the next meeting.

**10. Benfield Farms Update**

Mariano still has not heard from Quintal and Benfield does not have a system operator for the FAST system (required by the state). The BOH expressed great concern that the FAST system is not being monitored and Fantasia will contact Mal Nelson and will send a letter to NOAH and the Housing Trust stressing that they are not in compliance. Fantasia will also request Mal Nelson to attend our next meeting.

**11. 27 Old East Street**

We received the septic upgrade plan and Frado required a few modifications; the approval is ready to go out with a deadline for the certificate of compliance being June 30, 2023. The BOH agreed there was no need for it to address the question of an Occupancy Permit. Design engineer Ted Doucette attended the meeting in case there were questions.

**12. 114 Rutland Street**

They have reworked their system so they now only require a waiver for a well setback of 61', whereas previously they were requesting 5 waivers which we would have been unable to approve per Title 5 requirements. Frado is reviewing the revised plan.

**13. Adjourn**

Galligan moved to adjourn, Collins seconded, approved unanimously and we adjourned at 20:35, next meetings 3/8/23.and 4/5/23 (4/5/23 at town hall).

Respectfully submitted,  
David Erickson,  
Recorder

**ADMINISTRATIVE REPORTS**  
**March 8, 2023**

Town Caucus March 20, 2023 – One 3-year term (Jean Barry)

Annual Report – due 3/10/23. Draft to be distributed for BOH comments.

Private Well Guidelines – DEP is now recommending private wells test for PFAS and Gross Alpha for bedrock wells for property transfers and new well permits; there are new pump test calculations recommended and an annual rental unit requirement to test. BOH should consider updating current local regulations.

STB Trainings – request from town hall and police department. Tricia McGean setting up dates.

COVID PH – last test kits available at town hall. Unlikely there will be additional tests from the state.

GMPHC – Mental Health Initiative; MHFA training to start with town employees; GMHPC has 1 adult trainer, 1 youth trainer; Tricia is interested in becoming a Teen instructor.

In Plain Sight – Carlisle School may be interested in setting up the display on back-to-school night for Middle School parents.

Ongoing Projects

PFAS Resources

Bi-annual well testing

Sanitary Sewer Overflows procedures