

BOARD OF HEALTH
Minutes for Wednesday, March 9, 2022, 7:00 PM
Remote Participation

- 7:00 Community Input
- 7:05 Town Meeting Planning (tentative)
- 7:15 PH cont. 147 Westford Street – septic system upgrade
- 7:30 55 Lions Gate Road (Zanga) – request for Deed Restriction for basement renovation

DISCUSSION ITEMS

- FY23 Budget Update
- Benfield Farms
 - Indoor Air Quality resident complaint
 - Septic System Update
- PFA’s status report
- Minutes:2/23/22
- Administrative Reports

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.

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

Attendance nonmembers: Fantasia Health Agent, Maureen Deery, Betsy Fell, Phil Giffie, Chris Johnson, Rebecca Morris, Mal Nelson, Bev Shorey, Virginia Turner, Rose & Frank Vasquez (South St.), Derek Zanga

1. Community Input

At 19:00 Mariano opened the meeting. There was no community input.

2. Town Meeting Planning

Postponed to a later meeting when all members could be present.

3. Continued Public Hearing for 147 Westford St.—septic system upgrade

The proposed septic upgrade has been approved by the Conservation Commission with minor revisions that will not affect the septic design. Galligan moved that we close the public hearing for 147 Westford St, Erickson seconded the motion which was then passed unanimously.

4. Administrative reports

The Select Board unanimously endorsed the BOH rescission of the mask mandate, so the mask mandate has been officially replaced with a mask recommendation based on DPH and CDC guidelines. We are still hoping to be able to get a PFAS intern, the deadline was February 18, but we are hoping that we can get that extended. Woodward Village is planning to start the septic in the next 1-2 weeks. A preconstruction meeting and deposit to the 53E account for town engineering services are required before start of construction. Ferns is now considering setting up a mobile food truck, No information has been provided on a new water source and Fantasia is concerned that they have a reliable potable water source. If they had a truck, they could also go to other towns. Garrison Place paid their annual septic escrow. See below for complete report.

5. Covid-19

Covid-19 is not on the agenda but there were 234 cases in January (presumably Omicron), 27 cases in February 27, and as of March 6 there were 6 cases in March. The FEMA money will be available until July 1 and the Fire Department will continue testing until the money goes away. Mostly they are doing tests for people who are traveling with people sometimes getting unexpected positive tests resulting in canceled trips.

6. Minutes 2/23/22

Galligan made some minor edits and provided more detail on the budget increase last year. Galligan moved to approve the amended minutes of 2/23/22--it was approved unanimously.

7. PFA's status

Fantasia says there is no further information. Mariano says we are still looking at having the DEP provide an information session and he understands that the DEP has completed their testing in Carlisle.

8. FY23 Budget Update

There are no real developments since the last meeting, but Galligan feels that although we did not get what we thought we needed, we did at least get a 9.1% increase, which will give us some help with our staffing.

9. 55 Lions Gate Road (Zanga) - request for Deed Restriction for basement renovation

Mariano: this is a request for a deed restriction because they wish to add some activity rooms in the basement and need to insure, they do not use over 5 bedrooms. Fantasia said that the septic was installed in 2019 as a 5 bed-room system. The addition of 3 rooms in the basement (home theater, fitness room, and playroom) would give them 13 rooms which would require a 6 bed-room septic system, so they are requesting a deed restriction to ensure that there are only 5 bedrooms. Massachusetts bases the size of the septic system on the number of people living in the house and they assume 2 people/bedroom with 55gallons/person/day (110 GPD per bedroom). Two of the rooms being added would not qualify to be bedrooms in any case. Galligan wonders what would happen if they should later want to add an accessory apartment, Fantasia said they would have to go to the planning board in that case which would require an additional review by the BOH.

Erickson moved to grant the deed restriction as requested, Collins seconded the motion which was then approved unanimously.

10. Benfield Farm's indoor air quality

There was considerable discussion of this starting with Virginia Turner sharing the results of her tenant survey. There were then inputs from residents Rebecca Morris, Maureen Deery, and manager Mal Nelson and noting that this has gone on for several years and this is not merely a matter of nuisance dust. There was a request for financial help in identifying the source of the problem. It was noted that the ducts were not cleaned after construction and NOAH is currently trying to finalize contracts with 2 contractors to clean the ducts and replace the filters with MERV 10 filters as well as cleaning the condenser filters and dust pans. Fantasia suggested that our public health nurse could interview residents and do a report to the BOH (without identifying interviewees). Mariano said that the BOH can get involved if there is a health issue, we hope that further investigation will reveal whether the problem has been resolved by cleaning or whether there is a health issue that requires involvement by the BOH.

11. Benfield Farm's septic upgrade status

Carlos Quintal had left the team which triggered a need for proper expertise. Mariano and Fantasia met with Phil Giffie about how we can move forward. We can tap into funds from the affordable housing trust and at this point we are looking to bring on either Carlos or some other expert to get the FAST system back up and running.

12. New business

The caucus is Monday night at 7:00pm in the school cafeteria. Mariano and Galligan will both run for new terms.

13. Adjourn

Next meetings are set for 03/23/22 and 4/06/22.

Galligan moved to adjourn, Collins seconded, approved unanimously. Meeting adjourned at 20:36

Respectfully submitted,

David Erickson,
Recorder

Meeting Materials

ADMINISTRATIVE REPORTS - March 9, 2022

Mask Mandate –Select Board to discuss 3/8/22.

BUSPH Intern – in process

Woodward Village – they are proposing to start work on the septic system soon. Permit requires a pre-installation meeting with me, Rob, project manager, installer, and others.

Annual Report – filed

NE Conference on PFAS 4/5-6 2022 – no one has signed up yet

Fern's Country Store – they are looking to set up a mobile food truck; this would be a new operation and we still do not have a new water source. Herweck will be providing plans.

Garrison Place – paid their annual portion of the septic escrow \$8735.00. O&M still be edited by design engineer.

Ongoing Projects

- Large Development Compliance
- Operations and Maintenance Template
- Presentation on PFAs
- Fern's PWS