

Halifax Board of Health
Meeting Minutes
Wednesday, August, 15, 2012

On Wednesday, a meeting of the Halifax Board of Health was held in the Board of Health office at 7:00 p.m.

Present at the meeting were:

John DeLano – Chairman
John Weber – Co-Chairman
Jeff Anderson – Clerk
Cathleen Drinan – Health Agent

1. Alternative Sewerage Committee:

a. None Tonight

b. **7:00pm – 9:30pm: Open Forum:** - Bob Silva – White Knight – Twin Lakes and Frank DeFelice & Matt Brown – Twin Lakes

c. Jim Wright and members of Twin Lakes Condominium Board of Trustees (TLCBT) will be in attendance for discussion.

i. In attendance: Jim Wright, Property Manager, TLCBT, Eric Mueller of Southeast Septic, Bob Silva of Septic Preservation Services, Twin Lakes Board of Trustees (TLCBT), Frank DeFelice, Title V Inspector and Matt Brown, Grounds Keeper and Septic System Maintenance for Twin Lakes Condominium. John DeLano had Jim Wright open the meeting discussion on the White Knight (WK) systems and the problems they are currently having. The TLCBT then discussed how they were led to believe the WK would increase the life of the system and that they believe the White Knights currently being used were installed incorrectly, added to leaching areas that were too small and now have to be disconnected. TLCBT stated at one building, the WK was supposed to leach to two 84' trenches but leaches to two 48' trenches according to the "as-builts" which are 47% under what it should be. TLCT feels the systems are undersized prior to and after the 1995 Title V standards. The health agent discussed the check list that is followed prior to and during the installation of WK's. A copy of the check list was presented and the check list and maintenance were discussed at this time. Mr. Matt Brown handled the maintenance of the systems at Twin Lakes at the time and Mr. Frank DeFelice was the Title V inspector. Mr. Brown stated he couldn't get the proper oxygen level to keep the bacteria alive and when he added a purge valve, it restricted the air causing extremely low oxygen and bacteria can't live at that level.

John DeLano asked if the septic systems were in hydraulic failure and stated he believed if the system was in hydraulic failure, that would make it an automatic failure and if it was, why not put in a new septic system.

Matt Brown and Bob Silva talked back and forth on what might have happened to cause this. Matt Brown stated building # 38 never worked but building # 28 “Worked close to flawless for 2 years.” Matt Brown stated it was in hydraulic failure when the White Knight was put in. Bob Silva emphasized it was in organic and biological failure causing more water overload. Bob Silva, Matt Brown and Frank DeFelice stated they were aware that sporadic hydraulic failure was in several systems.

John DeLano asked about the size of the leaching area and if the leaching fields are in the water table. Bob Silva said “No.” John DeLano asked if it is plugged with solids? Bob asked “Currently?” John answered “Yes.” Bob said he didn’t know. John DeLano asked “Would it be prudent to add to the capacity of the leaching field or redo a whole new system and go for completely Title V compliant system?”

Jim Wright stated that per McGlone Engineering and Webby Engineering the original leaching field is environmentally beat and additional trenches should not be added on. The Board discussed a conventional system rather than extending the existing leaching area and adding the White Knight and Jim Wright stated according to McGlone Engineering, there is the capacity to add whole new systems. Jim Wright stated the White Knight could be eliminated because it’s not working anyway and it could cut back the cost for the condominium trust. Jim Wright stated that he and the condominium trustees were informed recently that the White Knight was not properly installed. Matt Brown stated that for building# 37, the White Knight was added to it but it failed and never worked. Matt Brown stated he believes there’s something wrong with the liquid in building #37, its black not brown as it should be and the system does not process right. He stated a chemical analysis was requested but not done.

Matt Brown suggested that building numbers 16, 18 & 24 have additional trenches added. John DeLano questioned whether building# 37 should have more capacity added to the existing field and add an additional tank and new leaching field and all agreed that a second tank would be added. Matt Brown commented that when there is no retention tank, the system gets no rest and is constantly flowing. He also stated the monitoring started at once a year and now is four times a year. Bob Silva replied that the monitoring was never once a

year, it was twice a year and is now four times a year because of the issues the system is having and it should only cost about \$400.00 per unit per year. Maintenance times could be once a year, twice a year, three times a year, four times a year, even 5-7 times a year. There is no required/established maintenance protocol. The system was properly engineered and according to the design it should work. Capacity is the biggest factor to achieve in the required leaching.

Bob Silva also commented that he had recommended an extra tank at the beginning but that everyone disagreed and the second tank was not officially recommended or approved, even though he has no proof of that. Eric Mueller said that an extra tank could only help and not hurt.

A member of the TLCBT stated that the Trustees did in fact ask how everything was going and they were informed by Matt Brown that everything was ok. Bob Silva commented that the Trustees might want to look into something such as Carmody Database as an option for tracking I/A systems. The town of Barnstable uses this and he believes it is between \$25.00 and \$50.00 per unit per year. Frank DeFelice commented that it is \$50.00 per unit per year, paid by the system owner. John DeLano asked Frank DeFelice, the Twin Lakes Condominium Title V Inspector at the time, if the failed Title V inspections could be found in his reports. Frank DeFelice stated "Yes, in the last report." They can fail at any time but the system was working at the time of (his) inspection." John DeLano asked Frank DeFelice if he personally inspected the systems and he replied that he did and that Matt Brown was also a licensed Title V inspector and Matt would open the systems up for him to look at and that he himself, Frank DeFlice, is responsible.

Matt Brown commented that he would apply chemical additives to the leaching field to help them along. Frank DeFelice commented the White Knight was never installed properly and a second tank should have been installed to handle the capacity of the system. If all the effluent goes to the one tank, it takes away from the system's capacity.

John DeLano asked why it's believed the White Knight wasn't installed properly. Frank DeFelice asked how so many systems are in failure. A member of the condominium trust stated everything is in failure, building # 1 is in failure and per the Title V inspection Frank DeFelice submitted this month, building # 38 is in failure. Frank DeFelice commented to Eric Mueller, "Are you saying there are more in failure?" Eric Mueller replied that "Yes" I am, 18 out of 44 I inspected are in failure." Frank DeFelice asked Eric Mueller how he

made that determination and Eric replied from the static level in the D-Box and the tank overflows.

Matt continue to explain that he used to use Adox, enzymes or Ridex but his budget was cut back and he couldn't buy what he used to. Matt Brown said that he looked at the septic systems every month or so. Cathy Drinan, the Health Agent said "This is the first time I'm hearing that this is what you consider an acceptable way of maintaining systems; the frequent use of additives. I'm shocked because this is generally considered a temporary measure for a failed system; not a way to maintain a system for years.

Cathy Drinan, the Health Agent, commented that it was Matt Brown's duty to check the leaching fields. She then asked Matt Brown, "When you find that a system is in hydraulic failure and you make the decision to jet out the pipes or add additives, this takes care of the hydraulic failure and the system works at a normal level again?" Matt Brown responded "Yes, for about 5-6 months." Cathy Drinan asked "And you consider this passing?" Matt Brown answered if you have all 18 systems fail at the same time it becomes costly to the condominium trust. Cathy Drinan asked Matt Brown what he believed hydraulic failure to be and Matt replied he considered anything above the D-Box pipe inlets in hydraulic failure. Cathy Drinan asked "Then you still added the additive?" and Matt replied "Yes." John DeLano stated it could have been treated as a conditional pass, but treating continually with additives is an impossible situation. John DeLano commented that the Board of Health is willing to work with the Trustees but will not accept inaccurate information. Frank DeFelice replied that the information was accurate when he looked at the system. John DeLano stated he was just stating the fact that the Board of Health will not accept inaccurate information. The Board understands cost to the condominium trust was trying to be kept down, but accurate information is needed.

John DeLano asked Cathy Drinan if there was anything else she would like to add at this point and she stated no, she was glad to see improvements being made. John DeLano then asked if there was anyone else that would like to speak at this time. A member of the Board of Trustees asked what the requirements were for reports. John DeLano replied DEP requires they get a report along with the Board of Health regarding the monitoring. Bob Silva asked "Is DEP and the Board of Health supposed to receive the Title V reports?" John DeLano replied for the first few years DEP required the reports, now say they don't require a copy. Bob Silva asked if DEP changed the requirement that a copy of the Title V report be sent to the Board of

Health and John DeLano answered “No.” Cathy Drinan asked Bob Silva and Jim Wright “Was the information that an additive was used included on the reports to the trustees?” and they answered “Yes.” Frank DeFelice stated the Board of Health should have been getting a copy of the reports on the systems that were inspected.

Jim Wright presented to the Board the original plan on which the systems were designed. John DeLano asked Bob Silva if he knows the registered sanitarian and Bob Silva answered that he did and he is a licensed professional engineer and authorized to sell the White Knight technology and install the White Knight systems. John DeLano stated Board of Health will work with the condominium association and asked that they prioritize what needs to be done and come back to a future Board of Health meeting and the Board will be receptive to it and it was agreed.

2. 8:00 – 8:30: Disposal Works Permits : Recommended for approval

a. 41 Brandeis Circle

A Motion was made approve as recommended

Motion: John Weber

Second: John DeLano

Unanimous vote on the motion

b. Twin Lakes Dive Bldg# 31

A Motion was made approve as recommended with the condition a 2500 gallon tank be installed instead of a 2000 gallon tank and a rubber membrane is placed around the bulkhead.

Motion: John Weber

Second: Jeffrey Anderson

Unanimous vote on the motion

3. Requiring Local Upgrade(but otherwise recommended for approval):

a. None Tonight

4. 8:30 – 9:00: Discussion

a. Vote on reorganization of Board members – Revisit at the 09/05/12 meeting

b. Admin Report: - Admin updated Board

i. All MWA notes & documents are posted to date

c. Agent Report: - Agent updated Board

i. Oak Place update

ii. Food at Twin Lakes Convenience

iii. Should agent have sent out 3 reverse 911 calls for the last aerial spraying?

iv. Fieldstone Equestrian

v. Title V inspector & revised Title V

5. To be signed:

a. Payroll

i. None Tonight

b. Meeting Minutes: - Board Signed

1. May 02, 2012 Meeting Minutes
2. June 06, 2012 Meeting Minutes
3. July 18, 2012 Meeting Minutes
4. August 01, 2012 Meeting Minutes

c. Permits: - Board Signed

- i. Wannipha Harlow – Pad Thai – 2012 Temporary Food Permit at Fieldstone Equestrian Show Facility
- ii. Jeff Bailey – Bailey’s – 2012 Temporary Food Permit for Fieldstone Equestrian & Show Facility
- iii. Country Club Clubhouse – 2012 Food Establishment Permit
- iv. Country Club Function – 2012 Food Establishment Permit
- v. Barry Gates – 145 Monponsett Street – 2012 Drinking Well Permit

d. Expense Account# 01-512 – FY 13-03 - Board Signed

- i. G&L Labs – Invoice# 00061203- Water Samples for 7/3/12, 7/10/12, 7/17/12, 7/24/12 & 7/31/12 – 16 @ \$15.00 = \$240.00

e. Revolving Account# 25-513 – FY 13-02 - Board Signed

- i. G&L Labs – Invoice# 00061203- Water Samples for 7/3/12, 7/10/12, 7/17/12, 7/24/12 & 7/31/12 – 15 @ \$15.00 = \$225.00
- ii. Southeast Septic – Invoice# 17878 – Bottom Hole Inspection – 153 Holmes Street – \$35.00
- iii. Southeast Septic – Invoice# 17878 – Bottom Hole Inspection – 5 Cherry Street – \$35.00
- iv. Spath Engineering – Invoice# 080712-743 – Plan Review – Twin Lakes Condo. Bldg# 31 - \$85.00
- v. Grady Consulting – Plan Review – 85 Annawon Drive - \$85.00
- vi. Grady Consulting – Plan Review – 41 Brandeis Circle - \$85.00

f. Landfill Capping Account# 30-519 – FY 13

i. None Tonight

g. Landfill Engineering Account# 01-519 – FY 13

i. None Tonight

h. Nursing Services Account# 01-522 – FY 13-01 - Board Signed

- i. Partners Home Care – Nursing Services – July 01, 2012 – July 31, 2012 - \$583.34
- ii. Partners Home Care – Nursing Services – August 01, 2012 – August 31, 2012 - \$583.34

i. Gift Account # 26-514-4830 – FY 13

i. None Tonight

j. PHER Account # 21-520- FY 13

i. None Tonight

k. Mail Folder: - Board Read

- i.** Letter of compliance
- ii.** Newspaper article
- iii.** Reorganization of Finance Committee
- iv.** Planning Board Form A Distribution
 - 1.** River Street, Map 123, Lots 2A, 2C

Adjournment

A Motion was made to adjourn the meeting at 10:00p.m.

Motion: John Weber

Second: Jeffrey Anderson

Unanimous vote on the motion

Typed by,

Peggy Selter

Administrative Assistant

Signed By:

John DeLano – Chairman

John Weber – Co-Chairman

Jeffrey Anderson – Clerk

~You can receive an official signed copy of meeting minutes at the Board of Health Office~