

## **BOARD OF HEALTH MINUTES**

### **JUNE 15, 2010**

The meeting was called to order at 8:00 p.m. Present were Board members Arnold Soslow, M. D., Mike Wegerbauer and Michael Bean, M. D. Also present were Steven Calichman, Director and Patti White, Department Assistant.

8:00 p.m. There were no public comments.

8:05 p.m. **42 Sycamore Road-** *James & Wendy Scoppa- owners- David Schofield- Schofield Engineering Group.* Requesting variance to demolish and rebuild a 2 bedroom house.

The existing 2-bedroom house sits on a total of 9800 sq ft. lot. Soil testing has been performed where it could be done on the lot, due to the house location and the location of the Gas and water service at the very front of the house. Plans have been submitted for a fully sized 2 bedroom septic system with a 2 compartment 1500 septic tank to replace an existing cesspool. The tank will have a with Zabel outlet filter.

Steve Calichman gave some background regarding the structural engineering report, the engineer is known to the Town of Wayland Building Commissioner. There was also a report from a pest control company regarding ant problems.

James gave some background and provided photos of the house. The Scoppa family has lived in the house since about the 1970's. They purchased the lot at 42 Hawthorne which is directly behind the Sycamore property in 1990, the house on that lot was demolished about 1975.

Sc- variance of the Wayland Regulations of the 60% rule. They are not adding bedrooms; they will be in compliance of Title 5 but not Wayland's regulations. There is not any increase of nitrogen because the number of bedrooms stays the same.

8:15 p.m. Anna Ludwig has arrived.

**Motion to grant variance for the property at 42 Sycamore, for the installation of a new septic system and construction of a new 2 bedroom house (square footage of up to 2025 sq. ft.) based on diagrams submitted at tonight's meeting. Second by Dr. Bean. Vote 4-0 all in favor.**

8:35 p.m. **37 Riverview Circle- Discussion item-***Mr. & Mrs. Gately-owners-* are looking to demolish the present house and rebuild a 3 or 4 bedroom house on a 25,000 sq ft lot. They have owned the house since 1991 all of their children went through the schools and as adults are still living at home. Mrs. Gately was diagnosed with MS. The present house was originally built by carpenter Mr. McLellan, the house was built with spare parts from other construction projects and is in extreme disrepair at this time.

SC- the state chart(look for more current info?) shows that new construction requires a minimum of 26667 sq feet for consideration for an I/A nitrogen reducing system for a 4-bedroom house. The property is currently a 3-bedroom house, the state code will allow for a new 3-bedroom house, but he doesn't believe that the state would approve a 4-bedroom house. There has not been a site visit or any soil testing done yet. It is suggested that the Gately family should talk to Claire Golden at NE regional office of Mass DEP regarding I/A systems.

9:00 p.m.                    **356 Boston Post Road-Tom Cornu owner- David Schofield- Schofield engineering group presenting.** The property is the former Cooks Automotive, this will be an automotive repair service location, there will not be gasoline sales Mr. Cornu is planning a 2 bay system- possible 2 employees. There are Monitoring wells on site. Soil testing found ground water at 38-39” with less than 2 min perc rate. There is not room for an additional user at the treatment plant (Town Sewer), so the proposal is to install a tight tank.

SC-- has concerns with a tight tank, with the choices from the state; the tight tank is the last option. A septic system repair could be done with difficulties; they will allow 4 feet over the water table. The system would be expensive, the area would be sealed. The system will be a long narrow trench along the back of the lot. The system would have to be 3 1/2 feet over the ground level. The tight tank is the most environmental. The tight tank must be pumped or it will backup into the building or breakout over the ground.

AS-- There is a question regarding floor drains. SC—The building had a MDC trap for oil and gasoline, this was not 100% effective, and so the state will not allow floor drains in these facilities. If the BOH approved this the plan will still have to go to the state. The tank would be 2000-2500 gallons with an alarm, the alarm will go off at 2/3 level to alert that the tank needs to be pumped out. If there is a problem, the BOH would have the option to close the business, as opposed to a residence.

**Guidance from the BOH regarding code, staff can approve the tight tank or the septic system with a leaching area. The decision is for the staff to make the decision**

9:20 p.m.                    James Chaney- disposal works installer. Mr. Chaney has been installing septic systems from in other areas of the state. We have references from others that he is very capable. He has taken the test and has not been able to pass the test on 3 occasions. The test was written about 35 years ago. There is quite a bit of math regarding elevations and benchmarks, distances and pitch of pipes. Mr. Chaney would like to discuss with the board to see if they will allow him to install one system in town. Mr. Chaney is presently under contract to install a system for a project.

**Motion to direct staff to provide oversight to the project at 61 Edgewood Rd. This is in agreement with the homeowners. Vote 4-0 all in favor**

9:25 p.m.                    Bills have been signed

9:30 p.m.                    Meeting was adjourned

Respectfully submitted  
Patti White  
Department Assistant

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Approved121410

