

**BOARD OF HEALTH MINUTES
OCTOBER 11, 2011**

The meeting was called to order at 7 35p.m. Present were, Michael Wegerbauer, Acting Chair, Michael Bean, M. D. and Thomas Klem. Also present were Julia Junghanns, Director and Patti White, Department Assistant.

7:35p.m. Public Comments- There were none

7:35 p.m. **Wayland Commons-Old Sudbury Road I/A Technology- Mike Sullivan- Sullivan & Connors.**

Mike Sullivan gave the Board background information on the original approvals for the project and what changes have been made.

Mr. Sullivan explained to the Board D.E.P.'s requirement for the Fast Denitrification unit that will be used in conjunction with the conventional septic system. The denitrification is required by D.E.P. because the system is over 2000 gpd.

The Board is requesting information regarding if there will be a generator to supply power in the event of an extended power outage.

This design is in full compliance with the Wayland septic regulations as well as Title 5 Regulations.

Mike Sullivan will obtain the specifics regarding the monthly fees to be charged to the owners (Condo Assoc.) along with the O&M fees for the septic system. BOH staff will review the documentation once it is received.

This project meets the Zone 2 requirements regarding 10k sq ft per bedroom.

MW: Motion to accept proposed system as presented, for the 13 units, subject to staff approval of a signed agreement of O & M contract and establishment of escrow fund to cover 1 yr of the O & M contract plus \$500.00 and staff review of the condo documents/contract to review language for buyers regarding their costs for the O &M contract for the I/A system.

Second MB All in favor 3-0

8:15 p.m. 399 Old Conn Path—. Discussion of the construction project. *Sally Gaglini- - direct abutter at 10 Hawthorn Road.* Discussion of the construction project and Ms. Gaglini's concerns about the large size of the house and the number of rooms and bathrooms. Also, her concern was expressed that this is a zone II and the lot is undersized. Because of the large size of the house, it appears to her more like a 4 bedroom house. Ms. Gaglini is asking that the

Certificate of Compliance not be signed/issued for the 2 bedroom septic system until the owners and the builder come before the board to discuss the project.

The Board requested a letter be sent to the owners- Mr. & Mrs. Qadir and Mr. Sajid Lateef as the person in charge of construction

BOH is considering revoking the BOH approval for a building permit. Based on the fact that the plans are representative of more than two bedrooms. Ms. Gaglini suggested that we recommend that they halt construction until this can be discussed at a "Show of Cause" hearing on October 24, 2011.

MB: Motion to delay certification of septic plan for house at 399 Old Conn Path until such time that the possible violation of deed restriction of two (2) bedrooms is resolved. Second MW. All in favor 3-0.

9: 20 p.m. The Board has had a brief discussion regarding Deed Restrictions- Board wants to discuss at the next BOH meeting-- Deed Restrictions their uses and should they be presented to the Board for approval.

MW: Motion to have BOH review all requested Deed Restrictions prior to approval. MB second -All in favor 3-0

9:30 p.m. Directors Report has been reviewed

Bills have been signed

Proposed November meeting dates - November 14 & November 28.

Meeting adjourned 9:40 p.m.

**Respectfully submitted
Patti White
Department Assistant
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APPROVED 010912**