

Board of Health Minutes  
March 26, 2012

The meeting was called to order at 7:38 p.m. Present were Thomas Klem, Chair, Michael Wegerbauer, and Michael Bean, M. D. Also present were Julia Junghanns, Director and Patti White, Department Assistant.

7:38 p.m. Public Comments: There were none.

7:40 p.m. **18 Pemberton Road—Phil Fantoni- owner. Variance of Wayland Regulations to Building Approval for Additions over 60%.** Mr. Fantoni presented his plans to the Board to finish the basement.

**MW: Motion to approve the addition as shown in the plans as submitted and dated March 20, 2012 subject to the following:**

- 1) The total square footage of living space excluding basement not to exceed 2000 Square feet.**
- 2) Verification from the pumper that recently pumped the system to the director that the existing septic system is function properly. Additionally the plans describing the basement are also approved.**

**Second MB Vote 3-0 All in favor.**

7:55 p.m. **17 Rich Valley Road- Richard & Tanya Peck, Owners- Robert Drake, Engineer. Request to use existing septic system for New Construction project.** Mr. Drake presented the building plans and the information regarding the existing septic system. He has presented the Board with a list of items for modification to the existing system. Soil testing has been done to confirm a reserve area. Trees bordering the leaching lines are being cut down and stumps ground up and then the leaching field lines will be cleaned out, a vent will be added and a Zabel filter will be added to the tank outlet tee. Staff is asking that a formal Title 5 inspection report be submitted.

**TK: (motion with addition from MW) Motion to grant use of existing system for addition of a 4<sup>th</sup> bedroom, as shown in plans dated February 24, 2012 provided that the following conditions in the letter from Drake Associates dated March 26,2012 and as represented in the septic plans dated February 23, 2012, are met:**

- 1) Provided a passing Title 5 inspection report.**
- 2) Staff to witness pressure cleaning of lines and installation of 4" PVC vent at the end of the lines**
- 3) Staff to approve installation of the new outlet tee with Zabel Effluent Filter in existing 1500 gallon septic tank.**
- 4) Staff to inspect removal of 4 large pine trees located east of the existing soil absorption system.**

**The approval is also subject to the garbage grinder being removed and not reinstalled and that the total heated, finished living space not exceed 2800 sq ft. MW second All in favor 3-0**

8:25 p.m. **Brief adjournment**

8:40 p.m. **Meeting is reconvened**

8:50 p.m. **22 Pineridge Road Kevin & Ann Poulsen- property owners- Deed Restriction and Building plan approval**—Robert Drake- Drake Associates presenting. The property is in a septic zone II. And the lot is 27,406 sq ft. A passing title 5 inspection was done prior to purchase. An expansion area has been tested and identified.

Mr. Drake is updating the Board on the Septic Design of the property with the most recent revisions. The footprint and building plans have been revised since the packets were delivered to the BOH members.

The present design including the finished basement is presently a total of 5,430 sq. ft. of living space. **They are requesting approval of design as presented tonight with a 4 bedroom deed restriction.**

**MW: Motion to approve the plans as presented at BOH meeting of 3/26/12; dated 3/8/12 subject to following;**

**Owner to record a 4 bedroom deed restriction on property noting space above garage to remain unheated and unfinished and used for storage only. The shower is to be removed from the bathroom in the basement. All plans submitted and on file with BOH and building must include a note that the space above garage is restricted to unfinished space. Any change in plans requires approval by Board of Health.**

**TK second vote 3-0 All in favor**

10:15 p.m. **TK: Motion to appoint Bruce Sweeney, Les Boardman and Jennifer Condon as Inspector of Animals MB second Vote 3-0**

Directors Report was reviewed and discussed.

Resident Kurt Tramposh provided handouts on arsenic and telephone poles at proposed new DPW site, also on Natural gas pipeline safety.

BOPW did agree on an opt-out program.

**Draft memo regarding sodium in HH well on elevated sodium levels and post on BOH website**

**Vote for MB to write memo...vote 2-0...MW and TK...**

Discussion about Rt 20 senior housing under consideration to be built at the former septage facility between the two landfills...Sudbury and Wayland. Environmental study is needed regarding Methane.

Also, at new DPW facility location environmental study/methane should be looked at/monitored due to the proximity to the Sandhill Landfill (capped).

Brief discussion regarding soil testing at Middle School property, Julia is waiting to hear back from Dep and will also be talking with DPH regarding this concern.

10:45 p.m.. TK: Motion to adjourn second MB

Respectfully Submitted  
Patti White  
Department Assistant  
032612minutes  
Approved052912

