

BOARD OF HEALTH MINTUES
APRIL 24, 2012

The meeting was called to order at 7:35 p.m. Present were Thomas Klem, Chair, Michael Bean, M. D., and Cynthia C. Hill. Also present were Julia Junghanns, Director of Public Health and Patti White, Department Assistant.

7:36 p.m. Public Comments: M Lowery ,120 Lakeshore Dr, Mr. Lowery wished to thank Julia Junghanns for checking out the septic information for the properties at 24 and 26 Lakeshore that were to be discussed at Town meeting. Mike is also inquiring on the Agenda item regarding I/A system discussions, could the BOH write out agenda item description, (innovative and advanced technology septic systems to reduce nitrogen) so others can understand the agenda item. Will the BOH be doing water testing at Dudley pond this summer? Julia Junghanns has responded yes.

7:40 p.m. 67 Loker St.-Guest House- Mrs. Jane Kamin- owner. Mrs. Kamin has reviewed the letter she received regarding the property inspections conducted by the Building Commissioner, BOH Director and the Fire Chief. The smoke alarm and CO2 alarms have been updated. The fire escapes are rusted out and dangerous. They are not required as there are enough exits, so fire escapes must be repaired or removed. Mrs. Kamin is aware of the problems and she wants to get the repairs done, the Building Commissioner has granted 60 days for that repair.

Mrs. Kamin is questioning the requirement in the regulations that she is required to provide a stove, she has never had a stove, and her tenants are happy with items in the kitchen area (only in kitchen) burners, microwave and toaster oven provided.

TK: Motion to grant the owner of 67 Loker St, Mrs.Jane Kamin, 90 days to complete all of the violations as enumerated by Fred Turkington's letter dated 4/10/12. The BOH will allow the request that the stove is not to be required, as sufficient facilities are in place and have been for 49 years. A letter from Fire Chief Smith to Mrs. Kamin dated 4/17/12 states that all the fire safety violations have been resolved. Mrs. Kamin has 60 days to resolve the Building Commissioner's concerns regarding the fire escape. Second CK all in favor 3-0

8:00 p.m. M. Wegerbauer has arrived at the meeting.

8:05 p.m. 163 Main St. Determination of existing bedrooms from 4 to 5. Robert Drake presenting for Sandy Penny owner:

Plans show an expansion of the system. The house had 2 apartments and a large garage with water and gas service. In 2007 a new septic system was installed. The house is presently being

sold, and there is now a question regarding the total number of bedrooms. The house has 5 bedrooms from the BOH staff inspection. The leaching field is being expanded. If it is to be considered new construction, and will need to show an expansion area, the in-ground pool will have to be removed. The size of the leaching area is presently the size approval by the state regulations, if they expand the leaching area it will meet Wayland BOH regulations. Soil testing shows that the soils in the back yard are suitable for an expansion area, if the need arises, the pool could be removed and used as an expansion area.

The 2007 permit was for 4 bedrooms, the Board is being asked to recognize the permit and the property as a 5 bedroom, and the system will be enlarged to meet Wayland BOH regulations. When the sale was being initiated it was discovered that the septic design was for a 4 bedroom system, the house was inspected with the Building Commissioner and the inspection reflected the house as 5 bedrooms.

MW: Motion to accept expansion of the leaching area to accommodate a 5 bedroom system as shown in the plans dated 4/23/12 as presented this evening, subject to the condition that any reconfiguration in the property that would result in a greater number of rooms or any new construction or additions be reviewed by the Board, prior to approval, Unless the new proposed plans meet all Wayland BOH regulations. TK second All in favor 4-0.

8:40 p.m. Review and approval of AFSCME staff job description.

3 jobs being discussed; Public Health Nurse/School Nurse Leader, Public Health Director and Sanitarian/Health Agent. The previous job description for the Public Health Nurse was listed only as Public Health Nurse and contained references to the School Nurse Leader portion of the position. In other areas of the Commonwealth, most towns have 2 separate positions; Public Health Nurse and a School Nurse Leader. The job description as Public Health Nurse did not reflect the complete job and scope of work being performed.

After review of the revised job description the Board is requesting the addition of the sentence regarding inventory of the vaccine.

TK: Motion to approve the AFSME job descriptions (Public Health Nurse/School Nurse Leader, Public Health Director and Sanitarian/Health Agent) as marked. Second MB All in favor Vote 4-0

9:00 p.m. **27 Woodland Road Irrigation well variance- Nancy Germain and David Schofield, Schofield Engineering.** The plan submitted for the well met all the existing requirements for setbacks. The application was rejected based on considerations for setbacks from the property

at 53 Sycamore Rd (as described). The property at 53 Sycamore is served by cesspools and the property drops off in the rear. If the existing cesspools were to be replaced, the system would have to be constructed in the front of the property, possibly inside the 100' setback. If the well were allowed it would restrict usable area at 53 Sycamore Rd. for future construction of a septic system. There were considerations raised by the well drillers, regarding moving the rig and a stone wall. The soils are consistent with sand and gravel. Staff is concerned with the density of the area and setting precedent with approval of this application.

The Board is tabling this discussion to May 14th to allow the Board and staff to investigate the options to modify the "Minimum Sanitation Standards for Private or Semi Public Water Supply" Regulations. The Board/staff will contact local BOH offices to inquire about their private well regulations.

9:50 pm Discussion of WBOH I/A policy and local upgrade approvals.

Mike Lowery & Bob Goldsmith, of the Surface Water Quality Committee. They have concerns regarding septic nutrients creating additional health considerations near water bodies.

Bob Goldsmith would like to see the town owned property on Doran Rd set aside to be used to locate an I/a treatment system to assist up to 30 properties on the waterfront of Dudley Pond.

Molly Upton commented that she believes that there are five known septic systems on Dudley Pond that may be in or close to failure that will be coming before the BOH for replacement

Bob Goldsmith has researched DEP approved I/A systems, 34 are certified for general use; 27 for remedial use and 10 for provisional use.

6 mo ago SWQC had a meeting with a company presenting blue/green technology to reduce nitrogen and allow for the septic system to use a smaller footprint, potentially keeping the septic system further away from the water front.

East Dudley septic systems have been researched, documented and studied.

10: 20 p.m. **Discussion regarding the present document regarding I/A systems and the square footage suggestions**

MW: Motion to edit I/A Policy to separate out the variances required for construction projects to be re-worded as its own policy to be titled "Constructions projects requiring septic system variances from BOH Regulations" second TK vote 4-0 all in favor

10:30 p.m. 125 Dudley- pumping bills have been received and a new lien is being prepared

TK: Motion to follow recommendation of Town Counsel to impose a lien for any septic pumping charges since the last lien and authorize the Director of Public Health: Julia Junghanns to sign documentation. Second CH vote 4-0 all in favor

Schedule next BOH meeting for Meetings May 14th and May 29th the Tuesday after Memorial Day Holiday.

10: 55 p.m. **Motion to adjourn**

Respectfully Submitted
Patti White
Department Assistant
042412minutes
Approved 090913