

Board of Health Minutes
February 25, 2013

The meeting was called to order at 7:00 p.m. Present were Tom Klem (TK), Chair, Mike Wegerbauer(MW), Cynthia Hill (CH) and Michael Bean, M. D(MB). Also present were Julia Junghanns(JJ), Director of Public Health and Patti White, Department Assistant.

7:00 p.m. **Public Comments- There were none**

7:35 p.m. **Septage Site Development (Rivers Edge) Economic Development Committee, BoH position statement-**

Rebecca Stanizzi (RS), Chair of the Economic Development Committee (EDC) has come before the BoH to explain details of the River's Edge project. Ms. Stanizzi is the Chair of the 7 member committee and has a background in Real Estate Development.

The Septage facility site is comprised of the buildings used for the former Septage facility, the firing range currently exists in the back of the property and is used by the Wayland Police Department. There are also areas of soil storage stockpiles. The town will retain ownership of the land, during planning and development. By doing all the research, planning and permitting this would allow the town to lead the direction of the development. It is estimated that the project would be over 200 units, which would complete the required 10% of affordable housing for Wayland. The market study, conducted by EDC has shown a need for affordable 55+ rental property in Wayland, the proposal appears to have 75% of the units 55+ and the remaining 25% would be affordable for all ages.

There are several Conservation issues to be worked out as well as investigation of possible Historical/Indian artifacts on the property, also arrangements with the Town of Sudbury as they are part owner of the septage facility. There is land down by the river that is known to contain Indian artifacts, a historically documented area used by the Indians when fishing in the Sudbury River.

RS: The Septage site is in a commercial district, it is really an attractive site for rental property. The 215 units will complete all the required 40B (affordable housing) housing needed for Wayland. Senior housing rental units have lower septic requirements (1 and 2 bedrooms), require less parking and will have a smaller traffic impact on Rt. 20. The market survey showed that there is a need for rental units for healthy active seniors- Most units (98%) will be 1-2 bedrooms, there will only be 3 units with 3 bedrooms. The EDC has looked into some creative options, can leases be split? Could renters sub-let, say for persons looking to winter down south?

The Town will not be doing the cleanup of the area, it would be less expensive for developer to clean up the expected deposits of lead (firing range), methane (from the Sudbury Landfill) and arsenic, would all be cleaned out. The buildings to be constructed would have Sub slab depressurization unit under building to deal with any methane issues. This propose building would be 58 feet high in the back, to allow for additional units and parking , the part facing Rt. 20 would be 45 feet high

Julia reviewed the preliminary environmental investigation reports provided by the engineering company Tighe and Bond that studied the property and she has compiled a list of BoH possible concerns for the site.

MW: EDC presented a proposed plan, process, Tighe and Bond findings and discussed concerns the BOH has regarding this project. Based on our discussion, the BOH is in agreement with the approach the EDC is taking. Second MB. vote 4-0 all in favor

8:00 p.m. **Public Hearing Floor Drain Regulations**

The hearing was opened at 8:00 p.m. for public comments-There were none.

8:03 p.m. **TK: Motion to adopt the new Floor Drain Regulations as presented. Second MB: Vote 4-0 All in Favor.**

8:05 p.m. **New DPW facility update, discussion and report to the planning Board.**

CH: concerns regarding methane migration from the Wayland Landfill and concerns for the gas pipeline.

MB: The BOH recognizes that the septic system design meets today's standards of the State Title 5 regulations. However, before the Board approves plans, the BoH would like to see a more detailed plan for monitoring the methane prior to excavation and during excavation, including type/contents of reports, interpretation by professionals and frequency. Second CH: vote 4-0 All in favor

8: 45 p.m. **Public consumption of Marijuana Bylaw —Heidi is looking for BOH support.**

There was a discussion about this bylaw, this bylaw would prohibit public consumption of marijuana. The language will need to be reviewed and approved by Mark Lanza.

9:00 p.m. **General Business:**

Office automation: Staff met with Leisha Simon who provided recommendations and support for automating payments of some types of permits to be entered into an online system.

Bills have been paid

TK: Motion to approve minutes of January 28, 2013 as presented Second MW: Vote 4-0 all in favor.

Notification was received from NStar regarding their proposed herbicide on the right of way. There is a 45 day notification period.

March BoH meetings to be scheduled for March 11 & 25th. Cynthia will be away for 3/11. MW may not be able to make the meeting.

9:20 p.m. **TK: Motion to adjourn second CH**

Respectfully submitted
Patti White
Department Assistant
022513minutes
Approved 060213