

BOARD OF HEALTH MINUTES

February 3, 2014

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

7:00 p.m. **Public Comment-** there were none

7:00 p.m. **Solar Photovoltaic Overlay District- Warrant Article, Town Planner, Sarkis Sarkisian**

Solar panels that are ground mounted are subject to building requirements. The town energy committee is looking to get the Happy Hollow Well site approved for Solar Panels to be constructed on the site. Happy Hollow well area is a zone 1 and highly restrictive and certain Dep Regulations must be met. The Town of Grafton has recently completed such a project. This article is in the town warrant to set up a solar district. The article may be pulled as the company who would be doing the work is going out of business and they are not sure what will happen.

7:25 p.m. **Betsy Meindl- discussion with the Board of Health**

Ms. Meindl works part time for Wayland Cares. The last grant expired this past September and their future grant funds will be expiring in March. She is working on writing the grant and has some questions related to Public Health. She is asking the board if they are including Marijuana in the upcoming Tobacco regulations. JJ: We have an attorney from the Mass Assoc. of Health Boards that will be working with us to re write the tobacco regulations. Revising regulations takes time and effort, we are not sure exactly how long it will take to complete this process but it is on our priority list.

Due to a problem with the agenda listing (not specific reason for discussion) this conversation will be reposted and continued to a future meeting.

7:25 p.m. Item not reasonably expected- The project at 134 Boston Post Road- Northbridge Assisted Living- due to the weather/cold winter conditions and frozen ground, the final grading over the septic system cannot be done at this time for the final occupancy permit, so a deposit for finish work has been received from the owners and Town Counsel has prepared an agreement document. The board has added notes to the document regarding the finish date for work is to be May 2014, Board members signed the document.

7:35 p.m. **253 Main Street- Review and approval of already completed garage addition- Owners Weinging Zhao and Liangping Guo**

Ms. Weinging Zhao has had a hip injury and needs home therapy area. Her husband has done work in the basement area and the garage has been converted to living space with 3 rooms and bathroom without building permits. The lot is split with ½ of the lot in a septic zone 2 and ½ is out of the zone 2. The property is presently served with a cesspool that was last pumped in 2011.

This discussion is going to be continued to the next BoH meeting with a possible reconfiguration of rooms. It doesn't appear that the addition is over 60 %, so there will not be a requirement for the owners to update the cesspool at this time. The Board has requested that the Assessors office go to the house and take measurements to get proper square footage measurements for what is there/has been constructed and then they will need to come back to the BoH.

8:30 p.m. **102 Lakeshore Drive- Revised building plans- Bob Drake, Professional Engineer; owners- Michael & Tamara Griffin**

The homeowners had come before the Board in the fall with the plan to demolish and rebuild the house and the house had been approved by the Board of Health. The owners had provided a proposal for an area for future septic system. The present septic system has been inspected and is functioning properly, and will be inspected on an annual basis.

When the owners went through the ZBA process for special permit for the demo and rebuild, there were concerns from abutters and the ZBA asked for the house to be redesigned. They are now before the Board with a new design for the house that fits better for the present footprint. The garage that was going to be built as part of the house will not be constructed. The house has been redesigned, there is no longer a basement level, the lower level will now be the main living area, there will be a second floor with the bedrooms, 2 bathrooms and a laundry room. The attic space will be labeled as unheated unfinished storage space. There will be a 3' crawl space below the house to allow for the utilities to be accessed.

TK: Motion to approve the revised building plans for 102 Lakeshore Drive dated 1/30/14 with previously approved septic plans dated 1/29/14. The approval is contingent on approval by ZBA and the Conservation Commission. The property is deed restricted to two bedrooms, the attic as shown in the plans is to remain unheated and unfinished. The approval is contingent on an Annual Title 5 Inspections, no garbage grinder in the new house and an appropriately placed forty mil barrier to be installed on the foundation. Motion also to approve variances for the following:

4.5 ' from the tank to the foundations

5' from the tank to the property line.

CH second vote 5-0 all in favor

9:00 p.m. **Notice of Intent for Happy Hollow Chemical Feed- comments. Don Oullette, Dirctor of D.P. W. and Jack O'Connell, Vice President of Tata and Howard.**

Mr. Oullette is presenting the plans for the relocation of the Happy Hollow wells and the Chemical Feed system. This project is being reviewed by D.E.P, and the first comments have been recently received.

DPW Director Don Ouellette brought up the discussion regarding the town's water distribution system as the BoH has had questions about the system and water quality. Don said that there are the following wells serving as Public Water supply for the town: Baldwin Pond (3), Happy Hollow (3), Meadowview (1)*note inactive due to iron manganese problems, Campbell (1), and Sedgemoadow (1). There is a water tower at Reeves Hill where water is stored. There are a couple of factors that determine where your water is coming from: usage (also related to time of year) and location of where you live. All the water does not go to Reeves Hill but some of it will make it to Reeves Hill and be stored there in the water tower, this water ends up being from all different locations in town. Depending on where you live your water would be coming from where the closest well is to your property. There could be some mixing from other areas due to flushing of pipes, irrigation use in the summer, and other seasonal fluctuations of water use. CH-said that chlorine is a problem in her house which gets water from Baldwin Pond, the chlorine odor is strong at times and this means it is working to kill bacteria. Jack O'Connell Senior VP of Tighe and Bond said that the only long term solution at Baldwin Pond to eliminate the iron manganese problem and use of chlorine to kill bacteria would be to move the wells. This will/would be difficult to the limited area on the property to move these wells. Sodium is another concern from a BoH perspective. The state has a guideline of sodium for drinking water at 20 mg/L and we have been exceeding that level in Wayland Water, especially at HH wells. DO said that the sodium level has improved from HH as it was in the 70's and is now in the 50's. He feels that it will continue to decrease with the new wells that have been installed outside of the floodplain/wetlands (at higher elevations). Sodium is naturally occurring in

soils and water. DO said that for New England our sodium levels are not that unusual and JO said that there are some other towns in the Commonwealth that he has seen levels in the 50's or 70's, referencing Hopkinton and Medway.

9:25 p.m. **Request for Determination of Applicability- Gas Barrier Trench at the Sand Hill Sanitary Landfill- comments**

Don O. said they have been in conversation with Dep regarding the gas barrier trench between the landfill and the new DPW site. He said that the main reason for the gas barrier trench was related to the road construction and it's proximity to the landfill and now the road is no longer being constructed in that area, it is not being looked at as necessary anymore. Also the methane test results show no methane readings on the site of the new proposed DPW (the new test well locations). There are areas that are showing reportable hits for methane that are in other areas. Don O, will provide a letter from D.E.P, regarding the necessity of the Gas Barrier Trench at the Sand Hill Sanitary Landfill and whether it can be eliminated/not required. There is also Conservation Commission approval expected on this project shortly.

9:45 p.m. **General Business**
The Director's Report has been reviewed.
The bills have been approved for payment

9:50 p.m. **TK: Motion to approve minutes of November 18, 2013 and November 25, 2013 as presented.**
Second CH: vote 5-0 all in favor

TK: motion to adjourn second CH: vote 5-0 all in favor.

Respectfully Submitted
Patti White
Department Assistant
020314minutes
APPROVED 033114