

BOARD OF HEALTH MINUTES
MAY 13, 2015

The meeting was called to order at 7:05 p.m. Present were Thomas Klem (TK) chair, members Dr. John Schuler (JS), Elisabeth Brewer, M.D. (EB) and Michael Wegerbauer (MW). Cynthia C. Hill was attending the meeting remotely by phone. Also present were Julia Junghanns, (JJ) Director of Public Health and Patti White, Department Assistant.

7:00 p.m. **Vote to approve remote participation by Cynthia C. Hill**
vote: EB- yes; TK- yes; JS- yes; MW-yes

7:07 p.m. **Public Comment-** there were none

7:08 p.m. **Introduction to Health Agent/ Sanitarian to fill open position--Darren R. Macaughey, R. S.**
Julia is updating the Board on her interviews with Darren. Darren is updating the Board on his work experience with the Town of Westford where he has worked for 15 years. TK: Does Westford have Septic Systems? DM: 95% of Westford has private septic with a few group wastewater treatment plants. They have a small town sewer for a small section of town. MW: experience with I/A systems? DM: yes I have often seen Presby, and Fast systems type of systems, some infiltrator type. TK: Where is Westford Located? Westford is located between Chelmsford, Tyngsboro and Groton. Wayland would be a small increase in commute time. CH: When would be able to start? DM: I have quite a bit of loyalty to Westford and would like to give a month's notice, there was discussion in an earlier meeting with HR to do part time at each job to allow for transition. How did salary amount work? JJ: there was a change of salary through Union negotiations that allows for a lateral pay situation.

7:20 p.m. **Minutes of September 22, 2014**
TK: motion to approve to as to form and amended: MW second- yes Roll Call: EB yes Tk yes JS abstain MW yes CH abstain.

7:25 p.m. **21 Clubhouse Lane- owner- Mark Rosen- Ken Chase (KC)- general contractor-**
Ken chase is doing a renovation and addition for the new owners: David Schofield (DS) is the Sanitarian designing the septic system. Deed restriction would be for additional rooms and septic approval of a Presby Enviro system is being requested from the Board of Health.

JJ: The current septic system is in failure and the owners are having a new septic designed; there will be no change in the number of bedrooms.

KC: The existing garage is being demolished and a new garage with a master suite will be constructed over the garage. There are 4 bedrooms and the number will remain the same (no increase). The first floor will only have a small increase of sq. ft. where the new mudroom will connect the new garage to the house.

In the basement they will be finishing a TV room with a ¾ bathroom. The basement has an entry that the kids can use to enter after sports and such and can shower and then proceed up into the house. The two basement rooms are not divided with doors; there are open wide doorways in front and behind the staircase.

The board wishes to hear about the Septic system design before voting on the deed restriction.

DS: The septic leaching area cannot meet the Wayland required sq. ft. of 900 sq. ft (although it is only a repair septic system). The system will meet the state requirements for square footage, but the use of a Presby system will provide more square footage (700 sq. ft. provided). The square footage allowance for this design of a presby by the state would be a total of 1170 sq. ft. This is a very difficult lot to design a septic system and there is a lot of ledge. There is limited natural occurring soil in the ground above the ledge. The back corner of the lot is actually in Natick, and they lot was surveyed and the leaching field is totally in the town of Wayland. There were a total of 15 test holes dug, if was a very difficult testing.

MW: Julia can you provide some input on this? JJ: This property is a very difficult site to locate a septic system leaching area due to all the ledge, and outcroppings. I think this is the best option that I can see for this property. The state Title 5 Regulations include a provision for very difficult lots and "doing the best that you can do" it is termed "maximum feasible compliance". I would consider this a maximum feasible compliance situation.

DS is explaining to the board how the Presby enviro system works. It is a leaching structure approved by the state. It is not the traditional stone and pipe but uses special coarse sand. The leaching structures provide extra leaching area inside the unit then a traditional system. A sample of presby pipe was viewed by everyone that had been stored in the Health Department.

MW: this is a passive system? JJ: yes, this is, there are no pumps or wiring, the presby provides more leaching area space due to the design of the units. This extra space is recognized by the state as extra leaching capacity above and beyond traditional square footage.

DS: this system is a general use approval which does not require a maintenance agreement or any inspections.

TK: Motion to approve the septic repair at 21 Clubhouse Lane with the use of the Presby Enviro system as per the plans dated April 21, subject to the Directors approval for requested updates.

Second: MW second – yes Roll Call vote: EB yes; TK yes; JS yes ; MW yes; CH abstain

MW: Motion to approve the deed restriction for 4 bedrooms at 21 Clubhouse Lane as per the plans dated received May 4th. TK second – yes Roll Call: EB yes; TK: yes; JS: yes; MW: yes; CH: yes

7: 55 pm. **344 Commonwealth Road- Rick Morrell Builder- ¾ bath in basement.**

This is a new construction project, the builder received an approval from Staff for a ½ bath in the basement in order to move forward with the construction, he is here now to ask for permission for the shower to construct ¾ bath.

A new 5 bedroom septic system has been approved and is being installed.

TK: Motion to approve the request for the ¾ bath in the finished basement at 344 Commonwealth Road per plans dated received May 1, 2015. Second CH – yes Roll Call: EB- yes; TK-yes; JS-yes; MW- yes; CH- yes

8:05 p.m. **62 Riverview Circle- John Grabill- owner- Deed restriction for addition**

Mr Grabill is looking to expand the bedroom on the second floor (attic). An attic expansion was done in 2011. When the plans were approved there were to be 2 bedrooms in the attic. When the plans for this additional expansion were received, it was noted that a wall that was supposed to be removed was not removed and there is now a bonus room.

JJ: one of the rooms was not counted in the previous addition, and with the addition of the bonus room from the previous addition the total room count of the house now requires the need for a Deed Restriction.

JJ: septic system is a 2 bedroom septic system from 1988- it was pumped 3 years ago March 2012, the property is in a Septic Zone II.

The owner said that he is trying to improve the use of the space in this small house and size of the rooms. This addition had been something they thought about and planned when the prior addition was done. The bedrooms are very small. The original house was 212.81 sq. ft. on second floor and the first floor was 730.53 sq.ft. for a total of 943.34 sq.ft. The 2011 addition added 303.09 sq. ft. on the second story and 45.21 sq. ft. on the first floor bringing total of square footage to 1255.51.

With the expansion of the other side of the attic the total square footage would be 1429.94.

TK: motion to approve the two bedroom deed restriction at 62 Riverview Circle. The house before 2011 was eight rooms, after the 2011 renovation it became a nine room home house, bedrooms remain at two. Future request for an additional bathroom must come before the Board for approval on the basis that an additional bathroom would facilitate use of the home as a 3 bedroom house.

JS second- yes; Roll call: TK- yes; JS-yes; MW- no; CH -No; EB- Yes

8:30 p.m. **Concussion discussion**

Jessica from Recreation was not able to meet with the Board this evening, but Julia and CH will be planning to meet with her for further discussion. Discussion points are related to meeting with Recreation and potentially working on outreach/education how to best achieve this and who the audience would be. CH: not worried about schools, we know

what is being done with update that was provided by CHN Amy Schoeff and PHN/Nurse Leader Ruth Mori. That discussion was very helpful in educating us on what is in place, how the process works for injuries in different situations, and compliance with regulations. It sounds like a lot is being done here.

9:00 p.m. **Discuss and draft memo related to Public Health for River's Edge project site**

TK has drafted a memo that the Board is looking to finalize to forward to the River's Edge Advisory Committee in advance of their completion of the RFP.

TK: Motion to approve the letter to the River's Edge Advisory Committee, as amended, from the Board of Health regarding the RFP for the River's Edge site, with regard to Ground Water Testing and Waste Water Treatment. Second CH roll call EB- yes; TK –yes; JS- yes; MW- yes; CH-yes

JS: discussion regarding email from Linda Segal dtd 5/1 regarding what is tested for in wastewater at the treatment plant. He mentioned his concerns for drugs/medications/pharmaceuticals that can get into the wastewater and potentially make its way into the Sudbury River affecting the environment. What is tested for at the treatment plant and are there other tests that should be done? Concerns for things like "metformin" and how can that impact public health and environment? Add as topic for a future discussion. Linda had inquired these questions to the Wastewater Commission in a public information request. JJ: there are specific tests that are done at the treatment plant based on state guidelines. This would have to be looked into with the state to get more information/education for a discussion.

Walden Forum- to be held on Wednesday May 27th at WHS regarding Lyme disease - Dr. Sam Telford-Epidemiologist will be presenting/speaking. JJ wanted to advise the Board in case members are interested in attending as it is on a night when we are planning a BoH meeting.

TK: The board is very favorable for the hiring of Darren MacCaughey R.S. as new BOH Sanitarian/Health Agent— Roll Call vote: TK- yes; EB- yes; CH- yes; MW- yes; JS-yes

Future Board meeting dates set for June 10th and June 24th.

TK: Motion to adjourn JS second, vote: all in favor.

Respectfully submitted
Patti White
Department Assistant
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