

BOARD OF HEALTH MINUTES

August 26, 2015

The meeting was called to order at 7:09 p.m., present were Thomas Klem (TK), chair, Cynthia C. Hill (CH), John G. Schuler and Elisabeth Brewer (EB). Also present were Julia Junghanns (JJ) Director of Public Health and Patti White, Department Assistant.

7:09 p.m. Public Comment- there were none

7:09 p.m. **399 Old Connecticut Path- results of staff site visit regarding number of bedrooms.**

An update had been provided to the board via email, however JJ wanted to officially update the board at a meeting. It was brought to the Board's attention that the house had been sold and was assessed as a 3 bedroom. A letter was sent to the new owner (5/12/2015), an appointment was scheduled and a walk through was done with the owner, the Assessor and the Director of Public Health. The house was being used as a 2 bedroom house, but the Assessor's Office will still assess it as a 3 bedroom house due to a closet in the home office, which meets their criteria for a bedroom.

7:15 p.m. **55 Lakeshore Drive- Bob Guernsey, R. S. & Owner John Darack- New Construction (tear down) project on an undersized lot in Zone II.**

The property is a 1930 vintage cottage, constructed before building codes; the house has deteriorated beyond the point where it would be practical to repair. (See proposal letter from Mr. Darack and building inspection report from Robert H. Egan regarding his inspection of the property.) The house is served by an 85 year old cesspool approximately 5 feet from the foundation of the house. The proposed new house, will be constructed as a 3 bedroom (reduced from the grandfathered 4 bedroom structure) will contain 1,433 of living area, an increased size of 46%. The lot is approximately 18,000 square feet; new construction standards (in a septic zone II) would require 40,000 square feet for a new 4 bedroom house. Otherwise the new septic meets new construction.

11 letters of support from neighbors have been presented to the Board regarding this project.

Mike Lowery (resident of Lakeshore Drive) feels that nitrogen is not as much a problem as it would be on Waterfront Ocean property; Phosphorous is the item of more concern, he feels that having a new septic system on the property would be most beneficial to the water quality of the pond.

**TK: Motion to approve the request for new construction at 55 Lakeshore Drive. The property is in a Zone II Nitrogen sensitive area and the lot size is approximately 18,349 sq. ft., the proposed house will be a 3 bedroom. Per Wayland Regulations new construction requires 10 k sq. ft. per bedroom since this property is upgrading from a cesspool to a new septic system, the board is waiving the 10,000 sq. ft. of land area per bedroom requirement (town regs).**

**Second JS vote 4-0 all in favor**

7:45 p.m. **Ruth Mori, Public Health Nurse/School Nurse Leader- update on vaccine reimbursement funds, flu clinics and the beginning of school activities.**

RM: provided a handout with numbers from last year flu vaccinations and information on the flu account. We Vaccinated 1,600 for the 2014 – 2015 flu season, the previous year was about 1,500. For many years, flu vaccine was focused on the senior population through the Public Health Departments. After Ruth became an employee of the town in 2007, she and Steve Calichman got the Town a Medicare number and began billing insurance and the flu account was created. The seed money for the account was provided from the reimbursement received from insurance billing during the H1N1. Through our flu clinic process we bill the insurance companies for an administration fee, and any purchased vaccine. We also now have to enter the vaccination information into the

MIIS system, which does require a lot of time. Money is collected and deposited into the flu account when the reimbursements are received and the money is used for purchasing vaccine, flu clinic supplies, food for volunteers and some staff hours to assist. The Health Department holds senior clinics in September and several Community Flu clinics to the general public in October. The Town offers vaccine at no out of pocket cost to any person (resident or not) that comes to us for a vaccine (insured or not). The Health Department also offers Pneumococcal vaccine (prevnar 13) which is reimbursable. The Health Department acknowledged for being one of the top communities for reimbursement last season. We were among other top communities such as Newton, Arlington and Westford who have larger populations. We have purchased our vaccine for this year and we have money left in the account. Although flu clinics are just beginning. It can be a waiting process to receive the reimbursement after we submit to the insurance companies through the reimbursement process. We continue to monitor the account as flu season approaches.

TK: we will have Ruth come back in the future after flu season.

8:10 p.m. **59 Woodland Road- David Schofield, R. S.(DS) - owner John Wood- New Construction conceptual plan discussion of teardown on an undersized lot in a Zone II with Septic Variances.**

DS: Tom Finelli is purchasing the property; a 3 bedroom house on a Lot of 4500 sq. ft., in a septic Zone II. The soil is sand and gravel, Puritan Path (a paper road at rear of property) drops off 24 feet steeply. Mr. Finelli is considering demolishing or remodeling the existing property, regardless of which way the house goes, there will be a number of septic variances needed. Mr. Finelli will be putting in a new septic system, either way. If this project was just a renovation and under 59% he would not be required to update the system. The property cannot fit a reserve area to meet new constructions standards and the lot is too small for the nitrogen loading requirements for new construction in a Zone II (10k per bedroom). If the house was to be remodeled with a new septic, there would be setbacks from the foundation and property line. JJ: will you consider I/A technology to reduce nitrogen? DS: it may be a consideration. With a fast system, there would still be variances required, because even with a smaller leaching area that a fast system would allow, there would be setbacks from the lot line and foundation.

JS: does not want to jeopardize town wells by overdeveloping a lot, the lot is too small, in a Zone II. Don't we have to follow the regulations?

JJ: BoH would have to approve variances for new construction to approve this project. It is a very small/difficult lot with many issues to consider and variances for new construction. It does set a precedent for future projects that could come before BoH if this project is approved. New construction vs a renovation.

EB: isn't opposed to the idea, thinks it is an improvement to the neighborhood. Stated that is why we are on BoH to review situations where variances are considered and approved in some cases, case by case based on the situation. That is why they are before BoH.

8:45 p.m. **23 Country Corners- Mike Sullivan, R. S. of Sullivan, Connors- Builder- Ken Chase- New construction (tear down) septic system design using Innovative and Alternative Cultec leaching chambers ( no variances)**

Existing house will be torn down (3 bedroom existing) and rebuilt with a new 4 bedroom house, the septic system is to be constructed with a Cultec infiltrator system. The state approved leaching system allows for a 40% reduction in the size of the leaching area. The reserve area must be a 100% sized system. The cultec system is a passive system and is less expensive system than a conventional leaching area. There was a discussion regarding this project and that it is mainly informational regarding this type of technology as it meets new construction. JJ: this is a good example of an I/A technology of which type should be staff approved; no variances, state approved system, it's a passive I/A system for leaching only, not a mini-treatment plant that requires operation & maintenance.

8:55 p.m. 59 Woodland Road- continued discussion

If the house were to be demo and rebuilt it would be enlarged to approximately 2,000 sq. ft. The board present is 3-1 to go with the renovation as opposed to the new construction as there is no way to provide a reserve area for a future septic location.

9:10 p.m. **298 Boston Post Rd. Authorize staff to obtain LSP Consulting Service for review and advice on DEP Release Tracking Number 3-22753**

In 2002-2003 chemicals were identified in the ground from a past dry cleaning business that was doing the actual dry cleaning process on site. The site has been remediated but staff has reviewed the reports that were generated and is questioning them. JJ: Is suggesting that assistance be provided and have the reports reviewed by a LSP (Licensed Site Professional) to verify that the remediation has been done to the full extent to protect against future vapor intrusion of any possible residential uses in that area. We had received some reports in the department and staff pulled up the referenced reports from the DEP website and feels that there are questions about the reports and the results.

The Board would like staff to contact OHI Engineering and ask them to answer her questions and see if they can answer what is needed.

9:25 p.m. **River's Edge BOH memo dated May 13, 2015. Request to revise memo from R. Stanizzi of Rivers Edge Advisory Committee.**

Ms. Stanizzi could not attend the meeting, but communicated with Julia by email today. The related documents were reviewed.

Tom will revise the memo to River's Edge to note that the list of chemicals are linked specifically to the Groundwater Discharge Permit.

**TK: Motion to revise the Memo submitted to REAC 5.13.15 such that the list of chemicals, per email from K Brander - Mass DEP, 25 March 2015 in the memo are linked specifically to the Groundwater discharge Permit. Second CH vote 4-0 all in favor.**

**TK: Motion to approve minutes of August 20, 2014, January 7, 2015, June 11, 2015, June 24, 2015 (the latter as amended and July 6, 2015 Second CH; JGS votes to August 20, 2014 as to form vote 4-0 all in favor.**

The Health Director's Performance review has been pushed to the next meeting date.

9:50 p.m. Dr. Brewer has left the meeting

The Bills have been signed.

The Director's report has been reviewed.

10:00 p.m. The next meetings will be held on Wednesday September 9<sup>th</sup> and September 23<sup>rd</sup>.

TK: Motion to adjourn second CH

Respectfully Submitted  
Patti White  
Department Assistant  
082615minutes  
APPROVED110415