

Board of Health Minutes
August 17, 2016

7:00 p.m. Public Comment- There were none

7:05 p.m. **Interviews for appointment of Board of Health representative on the Youth Advisory Committee- Deborah Seidman**

Ms. Seidman has been the Board of Health representative on the Youth Advisory Committee (YAC) for 3 terms and would like to be reappointed to another term. There has been a transition in the committee and there are some new members that have been appointed (there are rules regarding members needing to be town residents to vote).

Tk: how often do you meet? DS: the committee meets once a month. The purpose of the committee is to advise Youth & Family Services staff and Wayland Cares staff regarding needs of the committee and community needs. The original committee focused on the staff and students at the High School; the focus has now been expanded to include the Middle School Students and Staff. TK: how do you reach the community? DS: the committee members send word out to community; for example, we want to talk about "technology and youth". Parents host a coffee for discussion and invites Lynn Dowd (Director of Youth & Family Services) to attend. The Committee then discusses and chooses the subjects and advises the staff of issues. Malcolm Astley- new member- interested in violence among youths; DS is looking at suicide and at risk youths and gathering information regarding what surrounding towns are doing regarding for this issue. The committee guides, but does not oversee the staff. JS: who is Lynn Dowd? DS: she is the Director of Youth and Family Services and works with Assistant Director Dossie Kahn and the new Wayland Cares employees. JS: what is the function of committee? DS: the committee oversees the budget, supervises, the chair works with Lynn D directly, The Committee presents the budget to Finance Committee (Budget- 150K and the Wayland cares grant) JS: perspective of DS: I am a friend of Mike Wegerbauer, who originally recommended me to the BOH to fill the vacancy on the Youth Advisory Committee. DS- wants to have a newsletter to report back to boards. The Committee had voted down that idea. She has been working to get minutes clearer. DS: 4 years ago said she was told it was not necessary to send minutes to Board. BM: is requesting that she please send minutes in the future. Js: it is an issue of experience or fresh blood. There is also another candidate who is also interested in the seat. JJ: the other candidate cannot make it to the meeting this evening and will be attending our next meeting to interview with the board. DS: experience is important to committee. JS: thank you for your long serving dedication to the Committee and the town.

7:30 p.m. **67 Edgewood Road- owner- Jack Carr (JC)- Building approval for new 4 bedroom residence including in-law apartment and deed restriction**

JJ: the property has gone through ownership changes, the Watkins were approved to build in 2007. The Carrs' purchased the property in 2015 and the project was approved for revised housing plans (4 bedrooms) in December 2015. There were changes that were requested by the ZBA and now they are re-submitting building plans with an in-law apartment in the basement, they need our approval before going back to ZBA. JJ: the total number of rooms are up to 13 to 14. Title 5 looks at 9 rooms for a 4 bedroom system (divide by 2 and round up). A Deed restriction has been recorded, but staff agreed that due to the apartment in the basement (in addition to the deed restriction) the project should go before the board. The septic has been approved for 4 bedrooms and it is in full compliance with BOH Regulations. The septic tank meets the Wayland size requirements in our Regulations for a multi-family unit. BM: is there a variance being requested? JJ: just an approval of the in-law apartment in the basement. BM: the septic system meets multi-unit requirements. Are there two kitchens? JS: is there a closet in the apartment office or the study on the second floor? JC: not there will not be. JJ: we would write into the approval no closet in office. JJ: the number of rooms from the previous approval did not require a deed restriction. JS: what is the status of garbage grinder? Is the system designed to handle two grinders? Jc: there is a garbage grinder proposed for the kitchen? JJ: the system is designed for a

grinder, we do not recommend, but they can have one with a two compartment system with an outlet filter. A new construction septic design is larger to cover a grinder. JS: it could be more of a problem with a grinder in the basement. JC- ZBA approved gross floor space/gross living area. The present foot print is smaller than the previous submittal. There were changes to the roof lines. BM: property exceeds 9 rooms, but has 4 bedrooms, it exceeds the room count for title 5. JJ: it is a guideline in Title 5 state Regs and locals/Boards are allowed to permit additional rooms with a deed restriction, we see a total of 13 rooms.

TK: Motion to approve the request for a deed restriction at 67 Edgewood Rd. for a 4 bedroom residence, per plans submitted by Lincoln architects dated July 11, 2016, as submitted to the Board July 13, 2016. Second JS vote 3-0 all in favor.

7:50 p.m. 171 & 177 Commonwealth Rd & 25 Main St. (Donelan's Plaza) –owner Joseph Strazzulla- Peter Lyons (PL), EIT representative of Collins Engineering Group. Approval to use White Knight Microbial Inocular/Generators for septic system improvements

JJ: the White Knight systems are requested to be added to enhance treatment to the existing leaching systems and provide longer life to the three systems for Donelan's, 110 Grill and Domino's Pizza. BM: what is this? PL - it is a pump and a treatment tank, this is for 3 separate systems, it is one project, the systems are not in failure. The bacteria works better with oxygen rich bacteria to clean the system. JS: are these interconnected? PL: No, there are 3 separate white knight systems being proposed for each system one for Donelan's Market, one for 110 Grille (formerly JJ McKay's) and one at Domino's pizza. Samples are taken at the D box to determine the level of treatment needed to obtain optimum bacteria levels. BM: are these pre or post grease traps. PL-, most of these are pre-treatment. JJ: the 110 grill will have a grease trap. Due to the plumbing at the Donelan's building, they were not able to add a grease trap, when the new tanks went in, the plumbing would not allow for it. They incorporated extra treatment from the white knight to compensate. PL: microbial inoculator. JJ: we feel this is a good plan for these systems in being proactive by providing advanced treatment. JS: why are these systems not being inspected? JJ: there is no requirement for the systems to be inspected at this time; there is not sale of the property. BM: this is being done as preventative maintenance. JJ: these new systems will be inspected and maintained; staff witnessed what this white knight system did for the system at Willowbrook Condominiums. I feel this is a positive proactive step to help to improve the system. If the results show it is not working they may have to look at replacement. PL: there is a maintenance contract through Septic Preservation Services. To be sure it is working the test is done at the D box, to compare with the bacteria reading at present. JS: do we test this? PL: the maintenance contract is between the owner and the contractor. JS: Will the new restaurant be looking to have more seats because of this change? JJ: the new restaurant will have the same number of seats, and they have contracts in place for the grease traps to be maintained. BM: is there an approval needed? JJ: yes. PL- there was a meeting with conservation, they permitted the project, there is no change in flow. JG: age of systems? JJ: less than 30 years old. PL: work was done in 2003. JJ: we will be inspecting the installation and we will be receiving the testing reports. The parking lot will be dug up, near the tanks. BM: is there a need to request frequency of testing to be worded in the approval? JJ: owner of plaza has been informed of costs, sampling requirement and maintenance, there will be a deed filing regarding the units being installed. We should probably include the notice of reports to the Board of Health. BM: question regarding item 6D regarding "please note that under the DEP approval letter the leach field can be 50% of what is required under today's requirements." Does this mean they can expand use in the future? What if they plan to add seats in the restaurant because of this language? JJ: if they are proposing to change seating in the restaurant, it would need to come to the Health Department to do this work and then to the Board. BM: can we recommend that we approve the treatment to the system, but do not allow for the potential of adding flow to the system(s).

TK: Motion to approve the request to use white Knight Microbial Inocular/Generators for septic system improvements at 171 & 177 Commonwealth Rd. and 25 Mains St. Staff are to receive copies of the operation and maintenance reports between Septic Preservation services and Mr. Strazzulla (and future owners). The introduction of the White Knight system is for the maintenance of the existing systems and in no way for the increase to the flow or capacity to the existing systems. Second BM vote 3-0 all in favor.

8:30 p.m. **220 West Plain St.- owner Lisa Thomas- Variance from BOH regulations for an addition greater than 60%**

A tree fell on the roof and since the roof needs to be replaced, the owners are looking to improve the roofline of the house. JS: how is the increase happening? LT: (photos of tree on house) the original house was a seasonal house and the addition was built behind it. They want to increase the square footage of the 2nd floor by changing the roof line to enlarge a very small existing bedroom. JJ: the previous addition brought them up to 59% already, the calculations show they are adding (96 Sq ft) additional. Small houses reach 59% very quickly as opposed to larger homes with more square footage allowing larger additions before they reach 59%. BM: there is no grandfathering in the local BoH Regulations regarding the 59%. JJ: the 59% rule is a local regulation in place to trigger upgrades of old septic systems (or cesspools) to today's standards. JS: how old is the septic system? LT: the system was installed in 1994, the system was just looked at by Regan septic and it is functioning well. Pumping was been done in 2004. LT: I thought it was last done in the past 5 years? BM: it is recommended to pump more often for the longevity of the system. JJ: we asked the resident to have the system looked at to see how it's functioning (checking the levels in the tank, and look at solid levels). LT: I was told the last time they pumped that it did not need to be pumped. JJ: regarding the square footage increase, I have enclosed the Board policy from 2012 for construction projects requiring BOH variances, if an addition is proposed there are square footage numbers that are suggested based on the size of the house/# of bedrooms. This property is under 2,500 for total square footage limit.

TK: Motion to approve variance from BOH regulations for an addition for greater than 60% for renovations at 220 West Plain St., per the plans received July 6, 2016. Second BM vote 3-0 all in favor.

8:40 p.m. **Health Director Performance Review-**

TK: have you received feed-back from the Town Administrator? JJ: I will check with her again. TK: the request has been sent to the Board members for feedback/comments, TK will compile and we will get the information to you to be printed for the next meeting.

8:50 p.m. **Budget preparation discussion and review memo from front office-**

We will be pulling together a draft budget for the next board meeting. JS: are you going to be requesting additional personnel for the FY18 budget? JJ: we have not begun to spend the money (\$8,000.00) the board approved last year for the budget period that has just begun (7/1/16). The money was approved for project based work in the office and to cover administrative staff time off. Now that the money is in our budget, we now need to identify/hire someone to do the project in file alley. JS: what hours are the administrative staff working? JJ: Patti is full time 35 hours, but Diane is only here for 15 hours a week (2 days). We are being asked to present revenue numbers and costs that (expenses) are being covered by the revenue generated and a variance report. JS: please submit a copy of the FY17 budget for our reference. There was a general discussion among the board regarding department processes and staff coverage.

9:05 p.m. **Consideration of Youth Advisory Committee Vacancy and potential vote for appointment-**

The second candidate was not able to be present at the meeting, so this vote will be planned at the next meeting after the second candidate is interviewed.

9:15 p.m. **General Business**

The bill have been approved

Minutes of July 20, 2016-

TK: Motion to approve the minutes of Minutes of July 20, 2016, as submitted second JS vote 3-0

The next meeting will be September 7, 2016

The director's report has been reviewed.

JS: has there been a response to your last communication to Wayland Nursing and Rehabilitation, regarding the replacement of the failed septic system? JJ: I have not heard from them yet but plan to reach out again and/or stop by the facility.

Tk: Motion to adjourn Second BM all in favor

Respectfully submitted

Patti White

Department Assistant

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