

BOARD OF HEALTH MINUTES  
WAYLAND TOWN BUILDING  
BOARD OF HEALTH OFFICE  
OCTOBER 17, 2016

The meeting was called to order at 7:07 p.m. Present were Tom Klem (TK), chair, Brian McNamara (BM), Mike Wegerbauer (MW) and John G. Schuler (JS), M. D. (7:20). Also present were Julia Junghanns (JJ) Director of Public Health and Patti White Department Assistant

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

7:08 p.m. 12 Lundy Lane- Serge Manfanovsky Realty Trust (Bryan Lafort) – Brian Nelson (BN)- Metrowest Engineering – Local upgrade for septic repair, less than 75' to a wetland, use of innovative and alternative technology

Perc testing was difficult, there are site limitations regarding resource areas (Conservation Commission), the whole site is in riverfront and wetlands. There have been several meetings with Conservation Commission. The new system will be in the same location as previous and will include Geoflo system with micro fast system, providing (aeration system inside septic tank) and pump chamber. JJ: advanced treatment was not required for this septic upgrade. BN: The Conservation Commission is requesting as much treatment as possible. TK: what is the use? BN: this is a remedial use technology, there will be a maintenance contract that will require inspections and reporting to the Town. JJ: This I/A technology has been around for quite a while. BN: the property has been vacant 2 to 2.5 years, there will be no changes to the house, they are at 3 bedrooms and will stay at 3 bedrooms. The waterline will be relocated for the offset/separation required to the tank. MW: present size? Proposed? BN: TK: this meets Wayland regulations? BN: yes, only the distance to the Wetlands requires the variance. MW: should we require an escrow account for the maintenance? JJ: it is not required, but can be requested. MW: can you look at what we have done in the past? BM: This may be a good policy going forward.

**MW: motion to approve variance request from 100' wetlands setback to no less than to approximately 50' for 12 Lundy Lane as proposed on plans dated received October 3, 2016. Subject to staff approval of sizing changes and establishment of escrow account to support I/A maintenance at the amount of \$1000.00. TK: second vote 3-0 JS will abstain (late to meeting)**

7:25 p.m. **188 Commonwealth Road- Royal Wayland Nursing Home- owners James Mamary and James Mamary Jr. update of status of corrections to legal order for failing septic system and project status**

The owners were not able to come to the meeting, there was an email received on October 17<sup>th</sup>. 'Engineer was to reach out, they are unable to attend'. Timothy Santos from Holmes and McGrath Inc. "Please be advised that Holmes and McGrath, Inc. has been retained to design a new Wastewater Treatment System for the redevelopment at Royal's facility in Wayland. The redevelopment will more than likely require a Ground Water Discharge Permit, so I would suggest a 12 month extension and we could give you an update in about 6 months with our time frame for approvals and installation."

JJ: staff feels we need to send a certified mail, reiterating what we had said before. We need a copy of their pumping contract and their records. We would like to have something in writing signed by the present owners. JS: is it safe for them to just keep pumping? JJ: as long as they have a contract with a septic pumper and it doesn't break out on the surface. JS: what would you do then? JJ: we could enforce a daily pumping order to prevent breakout. JS: if this does break out? Can we make them fix it sooner? JJ: if it did break out, we would not allow them to go a long term with daily pumping if they still have residents. JS: we need to get a plan together in case this happens and we need to know what we can do. JJ: we would probably have to start a legal process. TK: do we have any control regarding the number of occupant? Not bringing in any new patients? JJ: I can check with legal counsel regarding this. BM: I believe we should send a formal letter regarding their

response; we did not get their pumping records. We need to remind them that they are already in violation that they purchased the property and are in violation of that state requirement. "as we discussed that you were in violation for not having a title 5 inspection done at time of purchase". JJ: will draft a new legal order.

7:55 p.m. Brian M has left the meeting

8:00 p.m. Draft of Annual Report- MW - did you mention the review of the water from the schools? JJ: mutual aid agreement- battery for vaccine refrigerator- money for file alley cleanup. Grant for epi pens.

Grant money hopefully being used to have a professional work flow done for departments that do permitting. Once we have the workflow completed we will be ready for a new interdepartmental permitting program. Reach out to Russell's regarding the fee to them for the market. (\$500.00)

The Board wishes to table the food permit fees.

The board wishes to review the minutes at the next meeting.

Director's report- MHOA (Ma Health Officers Assoc.) meeting- JJ is running the Title 5/ Septic track and received a free registration for the multiday conference, at no costs to the Town.

School nursing health room data is being compiled from all the schools to compare/assess the need for additional nursing assistance at Claypit Hill School. JS: what are the numbers of students at Claypit? Do other schools have children with these same health issues? JJ: there are some students with more nursing needs at this school than the other elementary schools and those students do require more time.

Over at Donelan's plaza, (171, 177 commonwealth and 25 Main St.) the White Knight systems are actively being installed.

The board would like to add 8 Glezen and 107 Old Sudbury Rd to the agenda for the next meeting. These properties are up for vote to purchase at Special Town Meeting November 15<sup>th</sup> & 16<sup>th</sup>, the board should discuss the properties, relevant to their being residences within the Septic Zone 1.

JJ: I will add those properties to next agenda for next meeting. There is a property in town with a newly completed Shared septic system that is requiring an agreement as a final piece of paperwork. There is language in the agreement that the BoH will need to decide on related to potential replacement in the future if failure occurs.

8:25 p.m. TK: Motion to adjourn MW: Second Vote 3-0 all in favor.

Respectfully submitted  
Patti White  
Department Assistant  
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APPROVED 112816