

BOARD OF HEALTH MINUTES  
JULY 20, 2016

The meeting was called to order at 7:00 p.m. Present were Thomas Klem (TK) chair, John G. Schuler (JGS), M. D. (JS), Brian McNamara (BM) (7:25 p.m.) and Elisabeth Brewer M. D. (EB). Also present were Julia Junghanns (JJ) and Patti White, Department Assistant

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

**7:05 p.m. 52-60 Rice Rd. Conservation Cluster- owner Tom & Sarah Greenaway, Mike Sullivan of Sullivan Connors. Comments to Planning Board**

JJ: since the last time this project came before the Board (preliminary presentation of a subdivision and of a conservation cluster), soil testing has been done. There were acceptable and unacceptable results as shown on this plan in highlighted colors.

There was a review of the draft comments provided and short discussions.

Mike Sullivan (MS)-Sullivan, Connors and Associates- there are two designs, one is for a conventional subdivision with 5 lots and the second is a Conservation Cluster of 5 lots as well. The conservation cluster does not propose a roadway, and has common driveways for several homes, there have been 17 meetings total with various boards, departments, etc. and the decision has been made to go with the conservation cluster plan. Soil testing was done within the allowable time frame for a subdivision as per BoH Regs during high groundwater testing season. Soil testing results show ledge, some modifications have been made regarding proposed septic system locations. MS feels he can design septic systems meeting State regulations as well as BOH regulations.

JJ: soil testing in the areas marked green are areas where soil testing was done that is suitable for septic system designs of primary and reserve areas as marked on plans submitted.

TK: Mr. Halliwell (abutter) had submitted some concerns regarding the location of the septic systems with respect to the 100' wetlands buffer. However, Mr. Halliwell's letter referenced the plans designed for the traditional subdivision, which is not going forward. The Greenaways are going forward with the conservation cluster plan.

JGS: the letter had concerns about taking of trees for this scenic road. JJ: Tree removal comes under the Planning Board's purview. JGS: What are the size of the planned houses? MS: they are planned to be septic systems for 5 bedroom homes. The septic plan shows the location of the trees, they went out and located the largest trees and worked to keep as many as possible. The Planning Board has not yet approved the Conservation Cluster Subdivision, the hearing tonight is to have the Board of Health review the comments for the Planning Board. TK: there were concerns regarding the road designed for the conventional subdivision and the pitch/grading of the road. MS: the road was just shown on the preliminary conventional subdivision, which will not be the plan used, so those concerns do not need to be addressed, now that we have the ok to proceed with the Conservations Cluster Subdivision

JJ: For our department, they have done soil testing and have submitted a subdivision style plan, we will need to see detailed engineered septic system design plans for each individual lot. MS: yes, those will be submitted to the Health Dept.

JGS: do you see any issues with the preliminary lot design; do you have any specific issues with the design? JJ: they have to meet the Wayland new construction design regulations. When staff does the detailed design review we will ensure that town and state new construction regulations are met, if they are not met they would

need to revise the plans. If they cannot do the design for a 5 bedroom that meets the codes then they would have to scale down for 4 bedrooms.

**7:25 p.m. Review of draft comments to Planning Board for 45 Waltham Rd., The Carroll School for Septic System change of use from residential to school**

JJ: the application from the Carroll School for changing the use of the Pool house for school business offices. Attending to answer questions for the School are Erin Cusker(EC) (DSK Architect), Sean Malone (SM) and Judi Seldin (JS) from the Carroll School.

The Board reviewed the draft comments provided, and there were short discussions.

TK: this is a proposal for a 40 (maximum 60) student school with 40 teachers and staff, why so many teachers?  
Judy Seldin: the 40 is including the administrators, there are campuses in Lincoln and Waltham (Trapelo Rd.) (added 5 yrs. ago) and both schools have grown and we need to move the administration offices out. The Carroll School has been in operation since 1967, educating children with language based (dyslexia) learning disabilities, from all over the state. There is a lower school and middle school at present, the Wayland campus will be for the 8<sup>th</sup> and 9<sup>th</sup> grade students, the maximum planned for Wayland is 60. The septic system would handle over 110 and it is understood what the maximum number of students are allowed.

JGS: We are looking for information regarding the school's growth plans and the septic system design/size to answer abutter's questions. TK: is this school proposed because of the expansion of the Lincoln school, how do we know that this will not grow over the maximum allowed for the current system?

BM: the existing septic system is designed for 7 bedrooms, not for 100 people: is this a change of use for this board? JJ: It will be a change of use. JJ: for the meeting tonight this is just approval of our comments to the Planning Board. The Planning Board must approve this project first. After the Planning Board has approved the project they will come back to the Board of Health for the change of use approval. At present they have asked for permission to use the Pool House for School Administrative offices. JGS: is the pool going to remain? JS: no it is not.

JJ: we have a plan for a force main that pumps the pool house septic to the house system. We permitted the septic system connection for the pool house but did not witness the installation of the piping. We will request inspection of the connections and electric panels/pumps. BM: there are 2 sports field proposed? JS: the middle school students will be using the activities for after school sports, only on school weekdays, no weekend or night time activities, there will be no lights on the fields. BM: how will the fields be irrigated? JS: There are 2 irrigation wells on the property.

SM: under title 5 calculations for the septic system it is designed for 7 bedrooms. Calculations are included in Title 5 for school and students. BM: there are a number of bathrooms in the house, are you keeping all the bathrooms and showers? EC: we are looking at the design, and we will most likely looking at removing a number of the showers. JS: the students participating in sports activities will not be showering after activities, but going home. There will not be commercial use of the kitchen for the school.

Tk: question regarding the ring road proposed to keep traffic off the road? Is there any impact to the septic system? SM: the road will go over the tank, which is an H-20 tank and it will be fitted with a manhole cover.

EC: we are looking to get the permit for the conversion of the pool house this week, this will be a temporary situation, we are looking to get the offices set up for preparation for the upcoming school year. There will just be electrical and mild modifications to the building to convert it to office space. JJ: office staff will review this application, it is change in use also for office space.

JGS: Is there a nurse to be on the campus? JS: we have staff nurses at the other two schools and we don't know if we will staff the school or rotate a nurse from other schools. JJ: we will look into the nurse requirement for this type/size of schools.

TK: abutter concern regarding construction of a 2 lane access road? Is that the road you are building? SM: if you are looking at the property from Waltham road,( near the abutters- Coopers) there is a road that goes back to the barn, we were going to widen that road for emergency access to the fields. We have revised the plan, that road is being left as is. TK: there were questions in regard to the location of the sports field to the property line. SM: we will be starting discussion regarding possible buffer to abutting property.

Andrew Cooper(AC) (5 Appletree Lane): May I ask the question of use of chemicals and the effect of those on the septic system and on the wetlands? JJ: is there going to be a science lab at the school? EC: We are not planning any chemical labs.

AC: bathroom cleaning chemicals? I have concerns that there will be commercial grade products used. EC: the property will be cleaned with normal cleaning products. JS: how close are the wetlands to the leaching field? SM: probably 500 to 600 feet from the wetlands.

Catherine Cooper (CC) (5 Appletree Lane) I don't understand how a house of 7 bedrooms can be the same as a school? BM: Title 5 Regulations uses much larger flows for residential uses, with the removal of showers and laundry, and kitchen use, the numbers work.

JJ: This property will be going before the planning board on August 16<sup>th</sup>.

EC: The school will have a neighborhood meeting on August 9<sup>th</sup> at the school property, they are expecting a number of neighbors to attend.

EC: there is also a barn on the property that will be removed or moved.

SM: We are looking to get permission for the 1 year interim use of the pool house for school administrative use.

Judi S: we will be applying for the modifications for the school in the fall.

BM: only concern regarding there was no inspection on the pool house connection.

JGS & EB have no objection to the change of use (draft comments from JJ) We can ask for the school policy regarding cleaning products used in the school (more than would be used in general residential use?) EC: looking to submit pool house permit to building dept. as soon as possible, we would like comments regarding the pool house use. JJ: spoke with Goeff Larsen,(GL) Building Commissioner and he said that the zoning bylaws would allow this use. He said the change of use for the pool house could be submitted before the change of use for the full school. JJ: GL said today that he would sign off the building permit once we say that the septic system is ok.

JJ: we are reviewing a change of use for the school and the pool house (it is a business use) the main purpose if the draft comments to planning board. The change of use for the pool house will be approved at a staff level. Since the school project was being discussed tonight the pool house is being brought up as well since it is new information that came in today.

Molly Upton- Will there be a science lab in the school? JJ: when we do the plan review we will know if there is a science lab. They would need a tight tank if chemicals are used and there are specific regulations that would need to be met. If in the future they will construct science labs, it will be addressed in the due process.

Tk: Please include comments on the pool house, janitorial products and future science labs.

**8:10 p.m. Review of draft comments to Planning Board for Affordable Housing 40B project at Mahoney's Garden Center 113-119 Boston Post Rd.**

JJ: The proposed project would be for 60 units and 90 bedrooms in a 4 story building, the septic system would need to be very large, there are poor soils on the property and abutting wetlands. If the proposed housing would use over 2000 g.p.d, they would have to show groundwater mounding calculations. They will have to come before the board, but there have been no proposed plans yet for design of the septic system and soil testing has not been done. There was a review of the draft comments by the Board, and short discussions.

There is a plan showing a proposed building location, with a proposed septic (no soil testing has actually been done) the parking is proposed to be an underground garage under the building. The proposed septic location as outlined is based on soil testing that was done on the property back in 1998. JGS: if you saw poor soils, what would you ask? JJ: In such a large area being proposed for leaching, we would ask for more test holes and then the design would be based on the worst case scenario.

BM: she has mentioned all the important information regarding what we know regarding the prior soil testing. Should we mention the proximity of the 100 year flood line and the stream?

TK: do we want to add comments regarding limiting impervious surface? JJ: that would be conservation, but in Title 5 they recommend that the leaching area not be paved over unless it's unavoidable. JJ: I would request that they install the reserve area (if they are putting the reserve area in between the primary leaching area) at the time the primary is installed. BM: asking the design to be done at 165 g.p.d. with the poor soil conditions would be a more positive design. JJ: a smaller overall project would also be better for this area. BM: do we know what the soil condition is on the lot with the house on it? JJ: we will check on that if things start to move on this.

Dr. Brewer has left the meeting.

**8:05 p.m. Review revised contract language for Human Relations Service** –The board had reviewed the Human Relations Service (HRS) contract at their June 1, 2016 meeting and found several areas of the contract they wished to be revised. HRS provides the School Mental Health Services required by State law and they are a line item in the Health Department Budget. There is an email from Julia Junghanns to Beth Doucette (procurement officer) regarding the Board's request for changes. Ms. Junghanns has received a response from Rob Evans (director of HRS). The changes have been forwarded to Ms. Doucette for the new contract. One of the documents still just needs to be edited/updated by HRS and then included with the paperwork.

**8:15 p.m. General Business**

The Board has requested an update on the Septic Repair for Wayland Nursing and Rehab. Julia has sent a letter to the Wayland Nursing & Rehabilitation-188 Commonwealth Rd regarding their plans to correct their failed septic system. The original letter was sent on August 13, 2015 and there was a deadline for the new septic system to be installed by November 12, 2016. There has been no response to the request for their action plan. JGS: should we ask for a letter from the Town Attorney? Can they continue to pump for years? JJ: we have asked them to complete installation by November 12, 2016. We sent a letter on June 30<sup>th</sup>, after we were informed about the ownership change, we asked for a reply by July 11, 2016; I may call the State (DEP) how to deal with this situation.

There is no Director's report. The bills have been approved.

9:10 p.m. **Approve minutes of May 27, 2015 and June 29, 2016**

**TK: Motion to approve the minutes of May 27, 2015 and June 29<sup>th</sup> 2016 as amended. Second JS, as to form for May 27, 2015. Vote 3-0 all in favor**

Julia will be on vacation and returning August 7<sup>th</sup>, the next meeting will be August 17<sup>th</sup>. (BM not available on the 17<sup>th</sup>, but will be in town for the 24<sup>th</sup>)

JGS: Regarding the septic system for the property at 8 Glezen Lane- what is the process this is a Zone 1 property will we have hearing for the septic repair? Can we have the DPW/ Water Dept. come to the meeting to discuss a serious improvement of the septic system. Are there creative solutions that the Town may assist with? Invite Mike Lowery as well. JJ: Darren has researched and identified the Zone 1 Dep policy which we will follow. We will work on organizing these efforts for a BoH meeting and invitations. We will forward the Dep Zone 1 policy to the BoH.

9:30 p.m.       **Motion to adjourn Second BM vote 3-0**

Respectfully submitted  
Patti White  
Department Assistant  
072016minutes  
APPROVED081716