

BOARD OF HEALTH MINUTES
TOWN BUILDING- SELECTMEN'S MEETING ROOM
OCTOBER 23, 2017

The meeting was called to order at 7pm. Present were Elisabeth N. Brewer (EB), M. D., Chair, Susan Green (SG), Arne Soslow (AS), M. D., John G. Schuler (JS), M. D., and Brian McNamara (BM). Also present were Julia Junghanns, (JJ) Director of Public Health and Patti White, Department Assistant.

7:00 p.m. Public comment-

Bill Cossart - 87 old Sudbury Road- He has questions regarding the Boards crumb rubber discussion and the 5/22/17 memo to the Recreation Commission as well as the August 14, 2017 comments/feedback provided regarding the potential STM Warrant article. There is updated information available on the health effects of Crumb Rubber. The information can be found on the Washington Department of Health website from an investigation they did (resulting from the article about the Soccer Players/crumb rubber/cancer connection) and the information was most recently updated in April of 2017. The investigation shows the female soccer players to be healthier than other females in the State. An additional report from European Union concluding that crumb rubber is not a health issue. Handouts of the reports were provided for the Board for their consideration.

Molly Upton- Bayfield Rd., dropped off a report to the Wayland Conservation Commission from Scott W Horsley- (Water Resources Consultant) regarding the 40B project being proposed at 24 School St., she asks us to review the Page 4 summary of concerns regarding the water table, storm water and septic system. Mr. Horsley states that a cumulative groundwater analysis should be requested for this project.

Nancy Liefer stated that the date of the Conservation meeting was on October 2nd and if you move forward on the Waycam recording to about 170 minutes into the meeting, you can hear Mr. Horsley's comments.

7:05 p.m. Discussion Ch40B projects and potential peer reviews: 113-119 Boston Post Rd.- Cascade Wayland and 24 School St. Winsor Place

Guests- Town Planner Sarkis Sarkisian (SS) Planning Chair Dan Hill was not able to attend the meeting.

The Wayland Planning Board believes that both 40B projects should have Hydrogeology studies done. It is recommended to hire a consultant with a Hydrogeologist on staff and both Tetra Tech and Niche Engineering do have a staff Hydrogeologist.

A draft Power point presentation for the Planning Board for 10/24/17 was planned to be presented. Due to technical difficulties with equipment in the meeting room there was a delay with this agenda item while the Town Planner was trying to fix the technical problems.

Update regarding the High School Wastewater Treatment Facility and review chronology of sewage breakouts from Town Center WWTF sewer line infrastructure

The town engineer Paul Brinkman has set up an On-call Engineering Services contract with Weston & Sampson to provide a preliminary assessment of the Wayland High School Wastewater Treatment Facility. The scope of work involves a site visit, review facility data, prepare a draft technical memo of

the assessment and recommendations, conduct a conference call to review the memo and finalize the technical memo based on the discussion with the Town Engineer. The contract was reviewed. It has been signed and it is expected to have the work completed by the end of November.

The board reviewed a memo from the Director of Public Health to the Chair of the Wastewater Commission regarding the timeline including details of sewage breakouts from the Town Center WWTF sewer line infrastructure (route 20 area). Sewage breakouts were chronicled as follows; October 19, 2016 sewage breakout at a lift station in front of Somerby's Hair Salon and overflowed into a rear catch basin, March 13, 2017 sewage breakout at Shep's gas station due to likely damage to the sewerline from a monitoring well placement, April 14, 2017 sewage breakout at Moodz Day Salon and Spa parking lot, June 29, 2017 sewage breakout at Moodz Day Salon and Spa parking lot, July 31, 2017 component repairs Moodz Day Salon and Spa parking lot. JJ referenced the troubleshooting and coordination handled by office staff to assist in dealing with these emergency situations.

Minutes of September 11, 2017 and September 25, 2017 reviewed.

**EB: Motion to approve the minutes of September 11, 2017 and September 25, 2017 as submitted
Vote 5-0 all in favor.**

Follow up with Linda regarding the comments we provided through the Conservation Commission to DCR on the proposed Lake Cochituate draw down for the repairs to the boat ramp. Did they respond?

The power point shows existing conditions using photos from the road, an Aerial view of the property, existing site with boundary markers. To be noted the project also includes the Victorian house next to the garden center. Additional slides show Pine Brook, the associated wetlands, the 100' buffer zone and 200' buffer zone.

Reference to a 2013 email regarding a flash flood that occurred at Camp Chickami.

Cascade 40b project 113-119 Boston Post Road

This is a draft memo to be presented to Planning Board of suggestions for the ZBA regarding potential alternative designs for this project.

The power point presentation begins with photos of the existing conditions of the property, including the Victorian house on one of the parcels included in the project. The next map shows the parcel boundaries, with additional overlays of Pine Brook, adding the wetlands, adding the 100 and 200' buffer zones. There was a flooding issue at Camp Chickami in July of 2013 and a letter with photos was sent to the chair of the Planning Board, the BoH was copied. Upon investigation, it is believed that there is a 12" vitrified clay drainage pipe (belonging to MassDOT) that runs from Rt. 20 through the project site to Pine Brook. During his review, the Town Engineer believes there may be a second pipe as well, this will need to be identified and dealt with.

Views are shown of existing conditions showing a number of outbuildings in the riverfront areas. The parcel is zoned as a single family (R40 40,000 sq.ft.- 180' frontage) preexisting nonconforming use as retail. There are a several waivers being requested with the current project proposal- building height will be 3 stories in the front and with the garage there will be 4 stories in the back. BOH waivers being requested, are to use the state Title 5 Septic design flow of 110 gpd instead of the Wayland BOH 165

gpd design flow and a Wayland BOH variance for the 100' offset to the brook. 31' is being requested for the building and 3' for grading.

Current conditions- 3 lots consisting of a total of 6.49 acres, 633' of frontage; existing building footprint 23,000 sq. ft., 11,500' of wetlands, flood hazard 26, 850 sq. ft. total non-buildable land 38,350 sq.ft.; total buildable land 244,354 sq. ft.

A proposed alternative to the proposed 60 unit building would be to design a Conservation Cluster; rough calculations would allow 5.49 units on site, for both parcels, with the existing house and barn, under a special permit, you could probably get a total of 7 town homes for this site. Possibly like the project on Old Conn Path (Craftsman Village) where they installed 8 units with one septic system (using I/A).

The existing 5000 sq. ft. of preexisting nonconforming retail on site would possibly allow the applicant to rebuild 5000 sq. ft. of retail space, with the possibility of the additional 5-7 units of residential. JJ: retail has a much lower flow for septic.

Other Options: Create a mixed use overlay for this site. AP (administrative professional)– Live and Work, Looking at low impact retail offices.

The Carriage House assisted living (across Rt. 20) is a 2 story building, set back from the road. Prime bar just down the street is a single story building. Scale wise Post Road Village runs back on the lot, not a visible presence on the roadway.

There have been no plans submitted to BOH or Cons/com yet, the Planning Board can make some recommendations to the applicant. A 40B project cannot be denied on design, the environmental issue is the primary concern.

Photos shown of designs of other affordable units done; the Covered Bridge Project, Craftman's Village (2.5 acres with 8 units) and Highland Meadows in Weston, 4 unit barn.

JS: what is the impervious area of the property? SS: approx. 25,000 sq. ft. some of the buildings are greenhouses, some have removable roofs, some have concrete or cinder block floors, so that needs to be reviewed to figure out what is actually to be considered impervious. BM: some of those greenhouses probably have dirt floors; they may not be permanent structures.

JS: the applicant said the impervious surface would be reduced and the runoff would be cleaner. We are still waiting for answers. SS: that is why the Hydrogeology report would be so important; the Stormwater would probably be cleaner as it would be contained as drainage.

If they used the 165 gpd the project would be reduced to 59 bedrooms. JJ: we received an updated plan from the applicant showing the corrected total of 89 bedrooms. JS: I did ask about that and it is 89 bedrooms total including the studio apartments. SS: they have not taken into account the office/meeting rooms shown on the design plans; those spaces should be counted in the calculations. JJ: we have not received any additional plans, just the revised pages correcting the bedroom count.

JS: the 100' buffer shows 1/3 of property in the wetlands, showing the septic system inside the 100' buffer. JJ: The septic field is shown to be approximately 56' from the stream. The septic system would

not fit well in the front, it would need to be a mounded area. The mounded area would likely make the front yard look bad, with the current project layout it would look better in the back of the building due to the topography.

SS: There are proposed raingardens located near the road. Stormwater from Rt. 20 has not been determined/identified, that is to be discussed by the Conservation Commission. JJ: There have not been any plans submitted to Conservation Commission

JJ: The original plans that were submitted, did not show all the soil testing that was done on the property, only some of the testing.

JS: what will the hydrogeological study show us?

JJ: if the flow is over 2000 g.p.d., we can request a hydrogeology study. Personally, I would like to see the ZBA not grant the waiver for the hydrogeology study. The study for a septic system is a bit different from the study for a WWTP, I believe a formal request for a hydrogeology study and more detailed septic and what type of alternative treatment is being proposed. SS: ZBA is having a meeting on 10/26, 11/29 and 12/20.

AS: Motion: Wayland BOH strongly recommends that a hydrogeology study is needed. Our concerns include the following three items:

Concerns on storm water drainage, wastewater septic design as presented and the proximity of the Pine Brook stream.

We especially request that the ZBA not grant a waiver for the hydrogeological survey.

For the hydrogeological peer review study we recommend bids from Niche Engineering and Tetra Tech.

We need more information on the septic system design to provide comment to the Zoning Board.

Second JS: vote 5-0 all in favor.

Update on 24 School St. 40B

The Planning Board has done a review of the project; suggesting a reduction in the units from 12 to 5. They feel that 5 would be the least disruptive to the site and would be able to save several of the trees on the site. The developer was not agreeable to reducing the number of units to 5. There is a property boundary dispute; the Assessors record showed 28,000 sq. ft.; the developer shows 38,000 sq. ft. upon historical documents review, the original Assessors card showed 38,000. There are additionally issues with lot lines and the proper grading of the lot and a proposed large retaining wall. The peer review funds will not cover a property line survey. The applicant feels that the property line issue is not part of the ZBA hearings.

The units are being constructed as town homes with home offices on the first floors, there are concerns that the office will become another bedroom.

JJ: we need more information, the applicant was supposed to submit a septic design so we could comment at the next meeting for November 7th, however, we have not received any plans.

Linda Hanson (Conservation Administrator) is looking into title research companies that can do the property title search. We do not believe there is funding for this work to be done, as this is considered a private matter. The property line in questions is next to the proposed septic system location and the proposed retaining wall.

JJ: First a title search to be done and then survey work may be needed depending on the results. The Conservation Commission and Board of Health both would need this to be confirmed before we can review the projects and will agree to share the fees for the work to be done. The Board of Health has a Regulation that allows for the fees to be transferred to the Applicant, however, it is not clear if this can be referenced/utilized. The Board was in agreement that this is important for the project due to the location of the septic system leaching area and retaining wall in the area that is in question.

Nancy Leifer(NL): (October 5th letter) the deeds do not match what the property lines say, the property line issues is a Town issue, as it is encroaching into the adjacent Town parcel.

EB: Before the BOH can review and comment on the septic design for the project at 24 School St., we are requesting verification of the correct property lines, it is our understanding is that this will require a title search. We are also request more detailed septic design information for the Board of Health to review to provide more informed comments to the zoning board regarding this project. This is the second time we are requesting this information from the developer. We are also requesting a cumulative groundwater mounding analysis, necessary for peer review. Second SG vote 5-0 all in favor.

NL: mass housing letter spoke to encroachment of town land? I will send you the documents that we have regarding the deeds and lines.

JJ; the first step would be to do a title search, and any information identified would then trigger a new survey being required to identify the property lines.

AS: do we have any septic design information? JJ: no we only have the original design, we had been told there would be new plans submitted, but they have not yet been submitted.

JS: can we check with Town counsel regarding the title search? JJ: I believe that Linda from Conservation has done so but I will verify this.

Dates for next meetings - **November 6th** and November 27th if a second meeting will be needed. JJ: I will be attending Town Meeting on November 14th and then will be attending the MHOA educational conference on November 15th 16 & 17th in Falmouth. I have been working with the MHOA Executive Committee and have assisted with organizing the Title 5 track for the conference. I will be working at the conference and acting as the organizer for this track/host and providing introductions as well as managing the speakers.

There is no written Director's report. The new automated registration process for the flu clinics has improved with each clinic (it has been incorporated into our large clinic registration process); we are working through some of the bugs as we go along. The new electronic process is working well and we are very pleased with the results, it will eliminate a lot of manual paperwork with our billing process; insurance companies for reimbursement. The work for this process improvement has been done by a consultant who has not charged the town for his work creating the software or any work related. We

have purchased some equipment, and borrowed some equipment for this initiative using the flu account, however it has been minimal.

Upcoming 40B meeting dates: Cascade October 26th, November 29th, and December 20th
24 School St. - the next meeting will be on November 7th.

Sarkis Sarkisian, Linda Hanson and Julia Junghanns will plan to have a telephone conference with Joe Peznola and on what is being discussed for 10/26 Cascade ZBA meeting.

8:53 p.m. EB: Motion to adjourn- second AS all in favor

Respectfully submitted
Patti White
Department Assistant
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APPROVED 010818