

BOARD OF HEALTH MINUTES
Town Building- Health Dept. Office
December 4, 2017

The meeting was called to order at 7:05 p.m. Present were Elisabeth N Brewer (EB), Susan Green (SG) and John G. Schuler, M. D. (JS) Also present were Julia Junghanns (JJ) Director of Public Health and Patti White, Department Assistant.

7:05 p.m. Public Comment- there were none

7:05 p.m. 111 Glezen Lane Request to use alternative technology (Singulair 960 WW Treatment System) to reduce offset to groundwater for septic upgrade, owner Rachel Hanks, Collins Civil Engineering Group, Bob Silva of Septic Preservation Services

This is a repair of a failing septic system; the property is in a septic Zone II

- 1) With I/A technology they can reduce the elevation (offset to ESHGW) and the mound
- 2) Conventional mound would force runoff possibly into neighbor property
- 3) They cannot meet the 4' offset from ground water and would need to raise up 1 foot, Nicely landscaped yard, the I/a system would not disturb the yard

Groundwater testing was done prior to 1995. Changes in Title 5 Regs in 1995, the state adopted a new method to determine the estimated seasonal high groundwater.

Singulair 960 Wastewater Treatment System- settlement tank, aerobic treatment (add CO₂) to create bacteria into clarifier, then bacteria removed and a clear water product is discharged.

This product will remove the nitrogen. The system is required to have two inspections and services per year as per the Remedial approval from the State. Pumping requirements will be reduced to 6 to 8 years. State allows for up to 2' reduction from groundwater. 3' separation to groundwater

EB: What is the cost of the maintenance and operation agreement. Bob Silva: one year O & M is \$485.00

EB: Motion to approve the request to use alternative technology (Singulair 960 WWT system) to reduce offset to groundwater for Septic upgrade. We request escrow to cover one year of the operation and maintenance fees. Second JS: vote 3-0 all in favor

7:35 p.m. 266 Cochituate Rd. (Parmenter Property) Variance from WBOH Regulations: Section 3. Ground water testing season, for 3 lot subdivision (New Construction), applicant Mike Staiti of Keystone Development almost 4 acres of land.

Keystone is under agreement to purchase the Parmenter property; comprised of almost 4 acres with plans to subdivide into a 3 lot subdivision. The usual soil testing season for subdivisions runs from March to May. Keystone is asking for the waiver to test now, so they can do soil testing and begin the planning process. The proceeds from the sale will help Parmenter with their relocation.

JJ: I recommend monitoring wells be installed and checked during the high groundwater season

SG: what happens if something comes up in the spring? Mike S: this is average water; they can use modeling to identify expected high groundwater. If there is a question of the soils and water table during soil testing, we may have to wait till spring to retest the soils. Mike S: We have done systems in the area; we are fairly familiar with the area.

JS: do we have a history of the property? JJ: one test hole done with mottling at 55" identified as high ground water table, 7 minutes per inch perc rate. MS: will be reducing 30 to 40? Reduction in impervious area, even with building 3 houses. The closing will not occur until permits are issued; we expect that to be in about 4 months' time. JJ: the septic approval would be after the monitoring wells are read during high ground water season.

EB: Motion to approve the requested variance from BOH regulations - section 3 ground water testing for a 3 lot subdivision at 266 Cochituate Rd (Parmenter) property. Request the placement of 3 monitoring wells (1 for each lot) to be checked prior to approval of final septic designs. Second SG vote 3-0 all in favor.

7:45 p.m. General business:

re: Board member email accounts to be set up.
Bills have been approved
The septic system at fire station two will be starting this week
The floor drains will be done in the near future when the tight tank is received.
The Nursing home (Royal Wayland) will be installing their Singulair system very soon
The flu is widespread in Massachusetts and the vaccine is only 10% effective,

**7:55 p.m. Discuss Ch40B Projects; peer reviews, reports and plans
113-119 Boston Post Rd- Cascade Wayland- workshop, updates, monitoring well installations**

JJ: Soil testing was done for Stormwater infiltration; it was not witnessed by staff, while this is not required, staff strongly recommends they be present. We cannot provide feedback if we do not witness. Soils are quite varied; we have requested soil logs from the storm water testing, which are required. SG: is this being done by a Licensed Site Professional? JJ: this is testing for stormwater and witnessing by our staff is not required, like it is for septic. It appears that the stormwater report was done before the testing, so it doesn't show any testing in the area. We have been told there is a major redesign of this project in the works; there has not been any confirmation or bedroom reduction. The Applicant started drilling monitoring wells, for the hydrogeo study, one that was planned to be located in front of the existing house could not be done, due to hitting ledge/refusal. We will need to see a Stormwater report, as the proposed building has an underground parking garage planned. They must design it to handle runoff, we are unsure of floordrains or how that will be handled, this is in a flood plain (elevation/contour will need to be verified as determined by the engineer). JS: Did any information from Protect Wayland show flood plains? JJ: they are representing the current FEMA flood plains; these will need to be verified. EB: I watched the cold water trout video; this is a big deal. JJ: the soil testing for septic must have 4' of contiguous permeable soil of the same type present and a passing percolation test; ledge areas have to be avoided. Ledge may be part of the reason why there are so many various perc rates and soils at the property; this may need to be investigated further. The Hydrogeology analysis will be completed in 2-3 weeks that is a helpful piece of information to help locate the septic system and stormwater drainage. SG: Do we have any way to determine the temperature of the leachate from the septic field? JJ: That is not something I am familiar with, it would have to be looked into as it is not outlined in Title 5, it would be more of a conservation matter. EB: There were statements made that increased temperatures from septic effluent can impact the fish? JJ: I can check with Linda Hanson to discuss further.

8:50: p.m. Animal control updates

The Animal Control Officer has been seeing an increase in numbers of deer being killed by cars; in the past disposal was at the landfill; which has not been available to use as of last spring. Currently the ACO takes the carcass off the road and moves to the side of the road for natural life cycle decomposition which is a method of handling in other communities (and is the natural process for all wild animals). For larger animals- fresh kills are often taken, but older kills need to be handled. We will be receiving charges of \$100 per deer carcass for handling/disposal fees. There was a discussion regarding what other towns do and frequency/how often. JJ will look into this and will also check with the state on approved protocols.

JJ: As a reminder, the Marijuana Moratorium was approved at STM providing the town more time. At a recent Youth Advisory Committee (YAC) meeting, they talked about a referendum at the Spring 18 election to opt out of recreational marijuana. A YAC member would work on obtaining signatures for the referendum for Town Election; if it passes, then it goes to Town Meeting to memorialize the vote. If this doesn't pass we would need a zoning article for the placement of stores. SG: aren't we still waiting for State regulations? JJ: yes we are all awaiting the draft regulations from the Cannabis Control Commission. This is the process the town must follow because the town had voted yes on the legalization of marijuana in the State of Mass when that question was on the ballot.

The Tick Task Force had a symposium which I was not able to attend. I was however able to attend a recent Tick Task Force meeting and heard mixed feedback on the presentations from the symposium. The Task Force meeting was productive and reviewed the presentations at the symposium. The group had been asked by presenters at the state level to provide a list of recommendations that we request of the state to assist Locals with the tick borne disease problems. There has been an increasing level of Tick-Born disease in the towns surrounding Wayland (including disease in Wayland). The task force; a group composed of Local Health Officials, medical professionals/doctors and school nurse(s), BoH members; and interested citizens, is drafting a letter of recommendation to the State. The letter will ask for guidance documents regarding treatment and prevention, including information and guidance for press release and tick control methods, also possible trainings/certifications recommended for medical professionals. Every town does something different and we are not aware of consistent methods recommended or followed in the medical community. EB: This is a reasonable question to ask for State guidance. JJ: in Wayland we have done some very comprehensive Public Relations press releases, last year School Physician Dr. Roitfarb and PHN/Nurse Leader Mori were very involved in preparing our educational press release. We have also done a lot of outreach to town staff and others to disseminate information. However, within the Commonwealth there is no consistent messaging or method of diagnosis provided/recommended by the state to physicians to our knowledge. We are aware this is something being studied by experts. EB: This would help get unified public service information out that is consistent from Town to Town. JS: Increasing hunting season may help with reducing deer population

Next meeting date: Possible January 18, 2018; EB: probably not. JS: probably can. Otherwise January 8th. Jan 15th is Martin Luther King holiday.

JJ: Just a reminder: there are 2 board member seats up for election; Dr. Schuler (possibly running again) and Dr. Brewer (maybe) Julia has been contacted by a local dentist who is interested in a Board position, he had contacted us last year also. JS: please invite him to come to the Board if he is able.

7:55 p.m. 24 School St. - Winsor Place- septic design plans, title search - Brian Nelson Metrowest Engineering

Title review has been completed; Julia will be following up with Linda in Conservation to discuss identifying a land surveyor.

Metrowest will share their information with the Surveyor and concerned neighbors; I met with Paul Brinkman and Linda Hansen and we went over the findings. The northerly boundary is the boundary in question.

On the property currently are: a house, barn and garage; the Applicant is proposing 2-6 unit apartment buildings, one fronting on School St, the entrance from School St, with a driveway circle in between building. The design shows a catch basin for storm water into an infiltration system. A septic system for 26 bedrooms will be located on the north side of property with a 10,000 gal. tank, a 2500 tank with fast 3.0 unit into a 5,000 gal pump chamber to pressure dose the leach field, with reserve trenches between primary system trenches.

The pump chamber will hold 5000 gallons and will dose the leach field with 6 to 7 cycles per day. The system will have a high water alarm with a recirculation pump in pump chamber. A 3-0 Fast treatment system will provide secondary treatment with recirculation. The system may only require annual pumping, but will confirm. O & M visits will be at least twice a year and they will notify if there is a need to pump more often.

EB: What happens if the power goes out? Brian M: There are two days of storage space in the tanks, Title 5 requires 24 hours. JS: What if there is a problem for longer than 2 day? Brian: I am not certain, they could bring in a generator to power the system JJ: We have considered generators being proposed to cover potential outages. DM: Septic pumping would be needed to extend for several more days. JJ: we can check to see if we have recommended generators for other projects. This would not be required; we can suggest and see if the developer or ZBA would be open to the suggestion. EB and SG have both lost power for more than 2 days and they have concerns. JJ: We do not know what the protocol would be for the development to cover power outage. The design is assuming storage (required for 24 hours) estimated flow. Brian: there are 3 days storage in the tank and the pump chamber.

Brian N: We may need a waiver for separation between trenches; 10' offset required, 6' is the planned design. The offset to wetlands for the local regulations is 75', but the State offset is 50'. They meet the State Title 5 offset but do not meet the Wayland 75'.

JS: Do you know where the high water is located for the wetlands? Brian N: we have the system designed above the high water level.

JS what is the impervious surface percentage? How do you know that the storm water basins will be sufficient? Brian: The stormwater analysis report will handle that along with the Peer Review Report by Tec Engineering. We have made adjustments based on the peer review consultant's recommendations.

JS: What about a 4' snow storm? Brian N: Even with a rapid snow melt, it is designed to handle 9" of rain in a storm event; this should handle rapid snow melt. JJ: Was a cumulative groundwater mounding analysis done? As per Title 5 mounding analysis is required for the septic design since it's 2,000 gpd.

Brian N: This is a primary analysis; a more comprehensive report is due in the next week.

JJ: The mounding analysis shows how high a ground water mound will rise for a septic system 2,000 gpd or larger. Title 5 requires system over 2,000 g.p.d. to have this done. JJ: the design offset will be determined by the seasonal high groundwater and the added mound. Both added together will be the required offset to ESHGW. Brian: there will be a mound, waiting for some field work, (mounding analysis) JJ: We will want to have the mounding analysis in time to have a peer review. JJ: consultant Deshang Wang? EB: did you mention a third waiver? Brian: Yes, regarding the expansion trenches

between the primary trenches, Wayland says 10 feet from trench to trench, we will be applying for waiver to construct with 6' between the trenches. JJ: Will you install the reserve area at the same time the primary is installed? Brian N: We can write that up on the plan. JJ: Not doing this would create a huge problem if there was a failure to the system.

JS: Where is the septic system in relation to the closest neighboring property? Brian, I do not have that information, but the groundwater mounding analysis will give us more information.

SG: Where is the parking? Brian N: one space in front of each unit with one additional car parking in the garage. SG: Is it ok to park on leaching field? Brian N: Yes under title 5 regulations, it is allowed. JJ: The design for that would use schedule 40 p.v.c. and H2O components.

JS: Will this protect the wetlands? Darren M: This is a better system than a conventional title 5 septic design. Brian N: This I/A system will provide a better effluent. JJ: what type of treatment? Brian N: primary BOD and TSS, but does not approval for nitrogen reduction. SG: Will this be an active unit? Brian: Yes, there is a service contract that for monitoring, the pumps are alarmed, with a duplex pump system, to provide back up for pump issues.

JJ: We have heard there may be a potential architectural redesign in the works? Brian N: I have not seen anything yet. JJ: I heard today that a potential change would be to move the building away from School St., no details have been provided. There may be concerns regarding the drainage system and retaining wall.

JS: Is there just one driveway from school St, one way in and out? JJ: as has been previously discussed, we may have more work done to investigate potential questions about the property line; using title search info and researching property line history/survey work.

EB: Will these units have a deed restriction and will they be allowed garbage grinders? Are these condominium units or rental apartments? SG: Will we require an escrow account be set up? JJ: I would highly recommend an escrow account. JJ: This is just a preliminary review of the plan; we have 45 days to complete the review of the plans which is in process. There may be a revision of these plans depending on the title search/ property line identification and possible redesign of the buildings. Brian N: I am glad to come back and explain the proposed plans to the Board.

George Bernard: Is there a possibility of building being moved? Will this be presented at next Tuesday's meeting? JJ: I do not know for sure, I imagine it will be discussed? George B: architectural and landscaping are scheduled for the next meeting.

Brian: the Conservation Commission asked for another peer review for stormwater, JJ: I will discuss with Linda to see who we would like to have do the peer review.

9:15 p.m. EB: Motion to adjourn – Second - all in favor

Respectfully submitted
Patti White
Department Assistant
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APPROVED 031918