

BOARD OF HEALTH MINUTES
TOWN BUILDING- HEALTH DEPT OFFICE
MARCH 19, 2018

The meeting was called to order at 7:00 p.m., present were members Susan Green (SG), John G. Schuler, M. D. (JG), Arne Soslow, M. D. (AS) and Elisabeth N. Brewer, M. D. (EB), Chair. Also present were Julia Junghanns (JJ) Director of Public Health and Patti White, Department Assistant.

7:00 p.m. Public Comment

7:05 p.m. ATM Article- Community Center at Town Center, Architect Bill Sterling (Bill S)

Mr. Sterling is here to update us on the ATM article regarding the calculations for the septic flow. The cost is estimated at 4.5 million for site and renovations reduced from 2012 plans. The Finance Committee and the Planning Board are in full support of the project. The building was constructed on the lot of approximately 4.1 acres, but never finished or occupied. It has rough plumbing, metal studs, insulated and sheet rock on outer walls. The current building is 10,000 sq. ft., the number of sq. ft. being proposed for the wastewater usage is 10,250 sq.ft. for a potential future addition. JS: Water usage numbers? Bill S: We came up with approx. 430 g.p.d. JJ: We are expecting this will be connected to the Town WWTP, we are working on calculating the daily flow; there is no definition for this use in the Title 5 regulations to determine the flow for a community center. Fred Knight Chair of the WWMDC has indicated that they will potentially use the 75 gal per sq. ft. for office/retail use, for calculation purposes. JJ: What are the proposed general uses? BS: The theoretical plan is for business use; offices, recreation use/activities, and large hall for an assembly use. JGS: What will the daily uses be? Bill S: A large event could have 300 persons per day. JS: Will there be meals served there? Bill S: This will include only a catering kitchen. JJ: Do you have an update on environmental testing since December 2017? BS: There was additional testing done (the results are available online) and the report did not show any changes, Cherry Karlson is managing that aspect of the project regarding testing and status. JGS: What are the chances the building is not in the shape as expected? Bill S: The building was inspected several years ago; the current belief is that the shell is structurally sound. The energy committee may be recommending additional insulation over what is present, which has been included in the current building budget.

AS: Motion; Without reservation the BOH supports the new Community Center at town Center, second EB, yes 3, JS abstained.

7:15 p.m. 1 Old Tavern Rd.- Variance from Local New Construction Septic Regulations for an addition of greater than 60%, Colt Realty, LLC/ Stephen Garofalo (Steven G)

Mike Sullivan, Sullivan Connors and Associates

We are here for consideration of a variance from the local new construction regulations for adding over 60% of additional living space. The original house was built in 1950 with the addition of the Dentist Office in 1958, using the 1950 footprint; the 1958 addition plus the proposed plans, we are over 60 %. The soil testing showed high ground water (2 ft.) and slow perc rate. The existing system is a cesspool in the groundwater; if this is considered new construction, the methodology would be used to consider the perc rate. New construction doesn't allow for lab testing, if a repair it showed 30 minute an inch perc rate. The plans are not adding bedrooms, the flow will not actually change, they will be adding master suite over the garage and update the 3 season porch to finished living space. This is a 4 bedroom house, and will remain a 4 bedroom house, without the previous additional use of the dentist office. It would be difficult to meet new construction requirements. Using a Cultec system, there is a 40% reduction of the footprint of the leaching area; it would be difficult to site a reserve area to meet new construction requirements. JJ: New construction is defined as adding a bedroom, teardown or adding greater than 59%. When a case is unclear it comes before the Board. JS: How can we be sure that we apply consistent standards? JJ: How much over 59% are we? The original house is 1470 sq. ft. with

the dentist office area of 576 sq. ft., the total is 2046 sq. ft. The dentist office of 576 and the proposed increase of 560 would be an increase of 1136 sq. ft., this is over 59%. SG: We would like to see the septic updated and bedrooms do not increase, we are concerned to stay consistent with policy. JJ: The intention of the 59% is to trigger upgrades of septic systems. Mike S: In the regulations, talking about 60% speaks to increase in flow rates; will it increase the flow? It will not, it will actually decrease the flow which shows (150 or 200 g.p.d. per dentist) JJ: This is different from our typical scenario of increased flows, as this will be removing the historical flows of the dentist office. JS: Can the staff look at similar cases where there are questions regarding the addition of over 60%? JJ: The addition of the dentist office was approved by the building department. Mike S: We are decreasing the flow to the septic system. JJ: The new septic system is a huge improvement over the existing cesspool. Mike S: The pump chamber has storage capacity and an alarm system; the Cultec system does not require any service contract for moving parts.

Variances Requested: Use of sieve analysis; which is allowed in Title 5, since we cannot do a perc test. A sample of soil is tested in a laboratory and we receive a written report.

JS: The addition is almost as old as the house; the new septic system is improvement.

AS: Is there any way to enhance the design; closer to town design calculations? I would like to see the calculations closer to 165 g.p.d. Mike S: The design was set as a Wayland repair (110 g.p.d.); I was not aware that the dentist office would put the addition over 59%, triggering new construction requirements.

7:40 p.m. Discuss updates and/or new information from March 14th public forum on Natural and Synthetic Turf systems.

Susan attended the turf meeting sponsored by the Recreation Commission with Weston & Sampson presenting. Susan inquired about the process and at what point would we be looking at infill products. We have just heard that the School Committee was to vote tonight on what type of fill product would be used; the Loker Recreation area has to be artificial, the High School could be either. Kathy Steinberg from the School Committee has asked for our opinion. Back in the fall when we had the full discussion at the BoH meeting, it was agreed that they would include the BoH in the planning process to make an informed decision regarding the type of material to be used for the fields and if artificial what type of artificial materials and/or crumb rubber.

Bill Cosart, 87 Old Sudbury Road- Right now it is just the high school project that is timely, the existing turf has come to its end of life. The public was asking about going back to natural; on October 30, the School Committee voted 5-0 that it will be a synthetic field. Susan asked the consultant about the infill, they said that crumb rubber has been proven to be ok and not a concern.

JGS: I watched the entire meeting on WayCAM; I was pleased to hear questions regarding the infill. The Federal Government 2016 study doesn't have a final answer regarding risk of crumb rubber. Questions to be discussed, regarding other infills, may need more padding, if answers come along that crumb rubber needs to be removed, we may not have the proper padding to be able to add an optional infill product.

SG: Fact sheets were looked at, UMass Lowell. The cheapest and healthiest is suggested to be organic grass turf. The town needs to do due diligence before we install a field with crumb rubber that (I printed out TURI report)

JS: We have heard someone speak of specialized turf fields. BC: We cannot allow for fields to be played on when the grass has been worn down to mud. The new town building field, is a high performing grass field, which will support more hours of play; it must be watered and hours of play to be managed. With the March weather and more snow coming in many sports will be starting by April 1, with only one artificial field for play. JGS: Had the town maintained the turf field at the High School, we probably could have gotten 5 more years of play on the field; who will be handing the maintenance? I believe we need another artificial field, but we need to be sure it is safe.

7:55 p.m. Update on High School and Town Center Wastewater treatment facilities- update from the Town Engineer

Memo from Julia Junghanns:

JJ: The high school treatment plant is still being pumped and will continue until the problems can be solved and the new Operation & Maintenance (O&M) services contract is in place. The O & M services will be rebid next month, with both plants (Town Center and High School) in the one package.

JJ: There are major plans in the works on the management of the two plants; there was a draft proposal submitted to the Wastewater Commission and they have provided feedback. This will be under the DPW director

JJ: The town engineer, Paul Brinkman has concerns regarding the replacement of the membranes; he has gone to the manufacturer's facility in R. I. and is working with them regarding the issues. This is a very sensitive system. SG: This system is overdesigned, and there is not enough of bacterial matter being fed to the system.

JG: What is the amount of pumping costs till July? AS: Why is Wayland having these problems and are there other sites that this system is working properly? JJ: The town engineer and plant operators have been very focused and are working on this. JS: When will we hear the reason for failure? SG: We have had a lot of people visiting the site to investigate the concerns, DEP, town staff, and the manufacturer of the membrane. Things are being looked at closely. The overall operation process is being looked at as well as changes/added town staffing oversight.

8:05 p.m. Discuss Ch 40B Projects; peer reviews, updates, any new information, comments to ZBA 113-119 Boston Post Rd.- Cascade Wayland proposed I/A info, hydrogeo report status 24 School St. Winsor Place- revised septic design plans (if received), groundwater mounding and hydro reports

The next ZBA meeting for 24 School St. is scheduled for March 20, 2018; we have received a 47 page groundwater mounding report that will need to have a peer review completed. A conference call is planned with Joe Peznola, the Conservation Administrator and the Peer Review Company to determine the scope of work for the combined review. JS: What did you see? JJ: The stormwater area design should be raised 2 feet, I am unsure if the septic field has to be raised as well. The Peer review consultant Novar Armstrong has the expertise to include the Title 5 review with the Stormwater review (combined) review for both the Board of Health and the Conservation commission. The Peer consultant gets copy of report; they do a peer review, providing their feedback to the company that prepared the report. The fee for the peer review is paid by the 53G account funded by the Applicant. At this time the final public hearing date for Windsor place (24 School St.) is July 2nd.

Cascade Wayland-113-119 Boston Post Road former Mahoney's Garden:

There has been a lot of correspondence back and forth regarding the innovative/alternative treatment process and what they might use for numbers for septic design. It is in a written letter form, as a discussion of possible design (not on a plan).

Aquapoint-bioclere is not required for this project; however they are indicating that they are proposing it as an enhancement for the septic system. We are still waiting for the hydrogeo study that will help us understand if/how the property will handle the large septic design. The hydrogeo report, if it is received, will require a peer review. The size of this septic system, which is planned to be designed under state regulations, will be a very large system. I have reached out to George Heufelder from the Barnstable county test center (an expert on I/A technologies and testing) regarding the Aquapoint Bioclere system, GH provided feedback and indicated that the numbers looked at from the other Aquapoint Bioclere system (referenced by the project applicant's engineer as similar to this project) were not the same size/flow and were a much smaller flow than this project. He said that to make a better determination that should be looked at more closely with other same sized/flows systems that use Aquapoint-Bioclere. For brackish/saltwater areas nitrogen removal would be a concern, for this fresh water brook he said phosphorous is a concern. Things we are waiting for from the project applicant: we do not have a clarified waiver list (as had been requested), the hydrogeo report, Flood plain elevations and potential additional soil testing due to ledge concerns (ledge delineation).

We need to comment on waivers and we do not have actual list. The Applicant understands we are waiting for a list of waivers, he is saying he will provide this to us. EB: We formally requested? JJ: Yes, we did.

Linda Segal ZBA member, not representing the board, two hearing ago, Town counsel and ZBA asked for a list of waivers.

JJ: Because of the hydrogeo and perc rates being presumed, and possible ledge, they are making presumptions of the size of the leachfield, we may have much different perspective for a septic design and leach field sized required to meet the state regs. It would be more helpful to have the hydrogeo study before the deadline with time for proper review; we are hoping they will issue an extension.

SG: you have stated this is taking up a lot of time?

Linda S: you might ask Joe P. if there is any funding to assist the town for two 40B's at one time.

JS: can you do file review regarding the 1 Old Tavern project, for other similar projects?

8:40 p.m. Update on Potential changes being considered in Wayland Government structure

JJ: I attended a Board of Selectmen's meeting regarding the possible changes in the Town's financial structure and the proposed Town Administrators Act. The TA act proposes a change that would involve the Director of Public Health reporting to the Town Administrator and potentially the BOH budget would be reviewed and approved by a different process possibly by the Town Administrator and/or BoS. The other change being considered is that the BOH members are currently an elected board, which may become an appointed board (by BOS).

The BoS are looking to fast track this to a STM in the fall potentially. They are concerned that any new applicants for the TA job would want more of a Town Manager job description which they believe is more attractive for applicants.

The Collins group representative will be coming to a department heads meeting to discuss how department heads feel and what concerns there are. AS: Will this go to town meeting? JJ: Yes, this will need to go to Town meeting, possibly a Special Town Meeting in the fall.

8:50 p.m. General Business

Set future meeting dates, approve minutes 11/13/17, 12/4/17, 1/8/18, approve bills, review Director's Report, discuss and review process for Town email addresses for BoH members. The new emails should be used for town board business and have been provided to BoH members. Using these email addresses is recommended as it protects your private email from any public records requests.

9:15 p.m. EB: Motion to approve minutes of 11/13/17, 12/4/17 and 1/8/18, second vote 4-0

Dr. Solsow has left the meeting

SG: when is the Recreational Marijuana meeting/forum? JJ: the date is 3/27/18, they will be discussing/reviewing the new regulations.

The Director's report was reviewed, see attached. A discussion took place regarding the director's report.

9:30 p.m. EB: motion to adjourn Second SG

Respectfully submitted
Patti White
Department Assistant
031918minutes
APPROVED 050718

