



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

Julia Junghanns, R.S., C.H.O.  
DIRECTOR OF PUBLIC HEALTH  
TEL. (508) 358-3617  
www.wayland.ma.us

## MEMORANDUM

TO: The Planning Board

FROM: Julia Junghanns, Director of Public Health  
The Board of Health

DATE: July 22, 2016

SUBJECT: 45 Waltham Road – The Carroll School

Office staff and the Board of Health have met with representatives of the Carroll School and reviewed the plans for the school (change in use from residential to school).

45 Waltham Road is an existing residential property served by a (7) seven bedroom septic system which was installed in 2003 to serve a new residential property. The property is currently deed restricted to (7) seven bedrooms. The Carroll School has purchased this property and will be requesting to use the existing septic system that serves this property. Currently they are requesting to use the pool house for office administration (the pool house is connected to the same septic system that serves the main house).

The existing home will be converted to small classrooms and an office administration building. The State Title 5 Regulations has flows for schools without a cafeteria (no gym or showers) as 10 gallons per student. They are proposing up to 60 students and up to 40 faculty members, the total flow would be:  $100(10)=1,000$  gallons per day with the 100 person occupancy that is expected. The existing septic system design could accommodate up to 1,155 gallons per day.

The existing septic system includes a 2,500 gallon septic tank and a leaching area sized to serve a (7) seven bedroom residential home along with a reserve area. There are good soils in the area; coarse sands and gravels with less than 2mpi perc rates. From an engineering perspective the existing septic system is adequately sized to serve the change in use for this property (as outlined above) as school flows are less gpd then residential flows. The existing septic system meets the State Title 5 Regulations, and Town BoH Septic Regulations for New construction for the use as presented. A passing Title 5 inspection was done in February 2016.

The Board of Health will need to review this project officially for the change in use of the house from residential to school use after the Planning Board meeting on August 16<sup>th</sup>.

Additionally, the pool house connection to the septic system must be verified that it was inspected by the plumbing inspector. The Board of Health requests clarification in writing of the school's policy for janitorial chemicals/cleaning products used including MSDS sheets. Also, there is a question as to whether a science lab will be proposed (including any chemicals used). If so, they must meet State and/or Town requirements and Regulations for waste disposal.