

Board of Health Meeting

December 17, 2018

Present: Gerald Maher, Chairman, Tyler Nims, Vice-Chairman, Mark MacDonald, Clerk, Peter Falabella, Director of Public Health, Robert Valery, Asst. Director of Public Health

The Board of Health Meeting opened at 7:00 p.m.

7:00 33 Old Ferry St. – Terry McGovern, Stenbeck and Taylor presenting and representing owner Chris Aubut. The proposal is to replace a cesspool for an existing house with a FAST treatment tank, pump chamber and a 12' x 20' pressure dosed field for a 2 bedroom design. A retaining wall approximately 2-2.5' high with a liner is proposed around the system. The Proposed local upgrades and variances include (a) Septic tank located 3' from dwelling, (b) Tank located 3.5' from property line, (c) Tank located 12' from wetlands, (d) System located 10' from dwelling with membrane, (e) system located 3' from property line, (f) system located 20' from wetlands (one section extends in toward system), (g) reduction in separation to groundwater 4' to 3', and (h) Sieve analysis in lieu of percolation test. A 2 bedroom deed restriction shall be required.

The soils consisted of loamy sands below the organic layer. Mr. MacDonald asked how this proposal differed from the recent Ferry St. proposals reviewed by the BOH. Mr. MacDonald stated that he wanted the BOH to be consistent in review of all proposals in this section of Town. Mr. McGovern stated that this was not new construction, parcel was larger and soils were more favorable. The BOH members reviewed the files for 1173, 1181 and 1185 Ferry St. The BOH members stated that they would be more comfortable with 4' separation from groundwater in this situation.

Mr. Bruce Hayes, abutter at 77 Old Ferry St. asked to comment on the proposal. Mr. Hayes spoke about recent flooding on Keene Rd. after storms and was concerned with how the wall would restrict water flow and direct more water flow towards his property, and was concerned with the system elevation above his cellar floor. Gerald Maher stated that he was concerned with the extent of flooding in this area. After much discussion, the BOH members voted 3-0 to deny the variances and stated that they would approve any future proposal with a tight tank.

8:00 Brewster Rd. J12-02-10. Terry McGovern, Stenbeck and Taylor presenting and representing owner Lynn Murphy. The proposal is for a new 2 bedroom dwelling with a FAST treatment tank and ARC Chamber system. The proposed local variances include (a) reduction in distances to private drinking water wells with 153' to the existing well at Lot J12-02-09A, 100' to the existing well at J12-02-11 (Ochs property), and 100' to the proposed drinking water well for the proposed house and (b) reduction in distance to wetlands for primary system at 76' and for reserve area at 80'. Mr. McGovern stated that he was proposing advanced treatment with the FAST system because of the distances to the wells. He stated that he may be able to move the system up to 10' further away from the wells but this may result in a closer distance to the wetlands. The BOH members and Mr. Falabella stated that they would prefer that change.

Mr. Ochs, abutter at J12-02-11, stated that he was concerned with more surface water being directed towards his well (which is 13' deep), showing photos. He also asked how the 200' distance from systems to drinking water wells was derived. Gerald Maher stated that in past years, the BOH doubled this requirement as a safety factor to achieve more of a buffer. Mr. Falabella stated that the wetlands line shown on the plan had not yet been approved by the Conservation Commission.

Mr. McGovern stated that he could place a swale and membrane between the Ochs property and this lot to address Mr. Ochs' concerns about surface water. The BOH voted to continue this hearing in order to obtain final Conservation Commission approval of the wetlands line, and to review other revisions on the proposal for a swale and additional distance for the system from the wells.

The meeting concluded at 9:00 p.m.