

Town of Stow  
Board of Health Meeting

Minutes of the April 14, 2022, Board of Health Meeting- Zoom meeting

Present: M. McDowell, Chair, M. Rising, M. Evdokimoff, members

Agent: J. Garreffi

Chairperson McDowell called the meeting to order at 5:04 PM.

**Agent Report- J. Garreffi**

**Covid Report**

State seeing increase in case numbers—wastewater levels are back up to where they were in February 2022.

Less PCR testing but seeing an increase in case numbers from 15-18 a week to 30 cases, district wide  
Public Health Nurses are still monitoring the numbers and contract tracing- only State test results are submitted for tracing.

**Business and Discussion Items**

M. McDowell – Updates for the Well Regulations- need to vote the new regulations and approve the street policy.

M. Rising feels the Board should rethink requiring testing water at time of property sale.

M. Evdokimoff- concerned with cost and PFAS areas of concern.

Public Comment- Kathleen Fischer, realtor said many people are moving from the city, Stow is the first town with private wells and septic's west of Boston. People are purchasing properties without knowledge of private wells and septic systems. She said the cost and wait time to get PFAS results can be a problem, but it is required by realtors to recommend water testing. She does not feel it should be required at time of sale.

J. Garreffi stated with people paying hundreds of thousands of dollars for a property in town a \$ 1,000 water test to confirm the water is safe is a reasonable request. He would recommend requiring the test that is required for every new well per Board of Health regulations, at time of transfer. M. Evdokimoff and M. McDowell agree.

M. McDowell said if the basic test is required it will alert the homeowner to important well maintenance.

J. Garreffi will provide Harvard's language for the Board to review at the next meeting. The Board will wait until May meeting to approve the changes before publishing. M. McDowell clarified from this discussion that a comprehensive scan will be required for new wells and for properties at time of transfer. If PFAS was identified in the area of the property, then those will be required to test for PFAS also at time of transfer, or if not in a PFAS area, the onus is on the property owner. Discussion will be continued at the May 12, 2022, meeting.

**5:15 PM- 80 Apple Blossom Way**

Jay Thrasher-representing the homeowner, requested to meet with the Board to discuss the septic files and capacity for a proposed future project. Original plan was for a design for an apartment but dialed back the scope of work to put in two office spaces in the house, as they both work from home.

Jay Thrasher explained that with the addition of both office spaces they would need a 5 bedroom septic design. He researched the Board of Health files and found documents showing the design flow discrepancies. The design on file shows a proposed plan with calculations for a 5-bedroom home of 825 gallons per day. The As-built plan in the Board of Health file lacks calculations on the plan but shows the two pits that coordinate with the design flow. Plan review form shows the 825 gallon per day design flow. There are two Title 5 Inspections on file with discrepancies in the bedroom count.

J. Garreffi- commented that from the perspective of a Title 5 Inspector, they may have looked at the permit on file only which only stated 4-bedroom design. J. Thrasher also commented that the existing home only has 4 bedrooms.

M. McDowell asked Mr. Thrasher; you are here tonight to determine what the correct document is for the file?

J. Thrasher said yes, he would like an addendum in the file to determine what the design capacity is.

J. Garreffi, said they cannot issue a certificate of compliance now, because the system does not meet current regulations. Today they would require a two-compartment tank and leaching pits have fallen out of favor with DEP. But at the time it met all the design calculations.

M. McDowell asked if it is correct that most of the documents show it was designed as a 5-bedroom septic system, was the permit in error? M. Rising stated there was an interim health agent during that time.

J. Garreffi said the lot is large enough to accommodate a new 5-bedroom system, if the system needed to be replaced. He would like to review the Title 5 reports and the file. If they add the extra rooms, they will need to rebuild the system as a 5-bedroom system. M. Rising said she does not see why they can't approve this as a 5-bedroom system.

M. Evdokimoff made a motion that pending the outcome of the review of the Title 5 reports, that the Board finds it acceptable to view this as an appropriate Title 5, 5-bedroom septic system. The Board will create a letter to add to the file for 80 Apple Blossom Way. Marcia Rising seconded the motion. All members in favor.

Meeting minutes- M. McDowell has not had a chance to review, will approve at May meeting

M. Evdokimoff- Submitted her comments and edits

Minutes from the working meeting on March 30 will also be reviewed then.

#### Member Updates

M. Evdokimoff has been contacted by the Lake Boon Commission regarding the grant that was received for algae testing. They would like to attend a future Board of Health meeting to discuss.

#### Office Updates

Rubbish Hauler list is still being worked on for the website , due to the fact that some of the licensed haulers are dumpster or commercial only and limited to referring residents that are taking new customers for residential pick up.

A generous charitable donation was received for Stow Animal Control. The ACO will be met with to discuss any needs and the donation will be used for that benefit as determined by the Board.

Stable Licenses are being processed and will be ready for approval at the next meeting.

MAHB conferences are scheduled for May 14, and 21.

Marcia Rising motioned to adjourn, M. Evdokimoff seconded.

Meeting adjourned at 7:00 PM

Next Board of Health meeting scheduled for May 12, 2022

