

Board of Health Meeting Minutes
December 7, 2023
Zoom Meeting

Present on Zoom: Mary McDowell, Chair, Marcia Rising, Merrily Evdokimoff

Nancy Rihan-Porter, Associate Member

Agent: J. Garreffi

Chair McDowell called the meeting to order at 5:01 p.m. and noted that the meeting is being recorded. Participants via Zoom are to use the “hands up” function for Public Comment, which is limited to items not on the agenda. Anyone speaking during Public Comment should state their name and address. M. McDowell reminded the Board members that the Open Meeting Law applies to correspondence. Also, the Selectboard approved a policy to record all meetings on zoom and they are public records. Zoom meetings will continue until March of 2025.

Appointments and Hearings

441 Great Road- Proposed Septic System Upgrade-Dillis and Roy

C. Mackenzie of Dillis and Roy, shared his screen with the proposed plan. The house is an existing 4 bedroom. The garage is being converted to a one bedroom apartment. The proposed system meets the requirements for a 5 bedroom house. The plan shows an existing tank that is 24 feet to the existing well. The proposal is for a new construction system but does not meet the well to tank offset. Instead of digging up the tank and installing a new one, it will keep the cost down. The leaching area is 100 feet from the well.

M. Rising asked if it is downhill flow, or will it need a pump. C. MacKenzie said that is the reason they would like to keep the existing tank and avoid needing a pump.

J. Garreffi, said it is new construction because they are adding flow. The assumption is that everything is in compliance with Title 5. Not knowing the age of the tank or construction of the well, there is some concern. J. Garreffi asked if abutters were notified about this variance request because it is required with a Title 5 variance. C. MacKenzie could not confirm that without checking. J. Garreffi said the revised plan has not been received for this project. J. Garreffi would prefer a new tank installed not knowing the previous history.

C. MacKenzie was not sure if the tank was installed between the cesspool and house. G. Geurtin, homeowner said to the best of her knowledge the tank was installed in the early 70’s.

M. McDowell agrees that she would like to know about history. J. Garreffi will review the file. M. McDowell would like to know the age and integrity of the tank before approving the request to keep the existing tank.

J. Garreffi asked if the well is a drilled well. G. Guertin said it is a drilled well and they just put a new pump in it.

C. Mackenzie said the plan has been revised per K. Gendron, Health Agent comments and shows the well location. The revision will be submitted for review to Nashoba Board of Health.

M. McDowell stated, after file research is complete, the age and integrity of the tank are determined and the revised plan is submitted for review, they will revisit at the January 2024 meeting.

Discussion Items

Private Well Regulations- M. McDowell has merged the previous regulations and draft documents. The plan as discussed will go to the Town Administrator and Town Counsel for review. J. Garreffi has some changes to add after the updates. The EPA may change some of the testing rules regarding the PFAS 6 and they may want to look at that. J. Garreffi will send out a new draft for everyone to look at the next meeting. M. McDowell said the goal is to get the regulations finalized prior to the Spring housing market and get public education started.

83 Wheeler Road

D. McNulty, the property owner, finished the attic at the property. The basement has two rooms which brings room count to over 9 heated rooms with a 4 bedroom septic design.

J. Garreffi said the room count is at 10 with a porch that is not heated. No bathrooms on the attic floor.

Mr. McNulty said it is a hip roof and has limited ceiling space, so it could be used as an office or finished storage. J. Garreffi has no concerns with requiring a deed restriction on the property.

M. Evdokimoff made a motion to require a 4 bedroom deed restriction on the property at 83 Wheeler Road, M. Rising seconded the motion. The vote passed unanimously. J. Garreffi will forward the template to proceed with filing the deed restriction.

Board Member Updates

Update on donations/ coat drive previously discussed. N. Porter discussed what donations are needed for helping towns provide for the migrant population. N. Porter works with Chelsea and Revere in her daily job and recognizes the need for help with anything that can be provided. M. McDowell will follow up with the TA on what we can be collected for donations. N. Porter will be happy to do volunteer delivery.

M. Rising would like to relay some information about a latex paint recycling program called recolor. Latex paint is collected, retinted, and reused by Habitat for Humanity at their store. M. Rising will look into it and talk with Devens.

Discussion Items (continued)

Keeping of Horses Regulations- M. Evdokimoff has reviewed the regulations document and added comments on sections below:

-Agricultural Exemption- does this apply to only 5 acre lots? J. Garreffi said it is a zoning distinction for farms. J. Garreffi will look into this. M. Evdokimoff said it should be more specific.

-Section B. After the initial licensing period, no person shall keep a horse etc. Continuing license or existing license should be defined. This needs to be clearer. M. Rising said take out the first part.

-M. Evdokimoff said there is a lot of redundancy. The manure plan for example could be simplified.

-The Zoning Bylaw document does not match up with the subsection and should be moved to another place.

-Acreage or Square footage clarification. M. Rising said that may have come from the Animal Control Bylaw.

-Appeals process or enforcement – Conservation Commission if wetlands involved.

- Clean up the verbiage and lists for easier reading.

Office Business

Preparation has started for FY25 Budget. Devens membership will be level funded.

The well adult clinic for December was well attended. Community Health Nurse recorded about 15 attendees. Mary and Cyndie attended to assist.

Health Agent Report

J. Garreffi reviewed the last GZA report that showed ongoing testing for PFAS with properties in Stow and Hudson. All reports were under 20 ppt.

Meeting Minutes

Minutes from the November meeting were reviewed, M. Rising motioned to accept the November meeting minutes as printed. M. Evdokimoff seconded, all in favor, motion passes.

J. Garreffi left the meeting at 6:00 PM.

Correspondence

Review of 34 Davis Road has been granted an order of conditions for septic review. Plans have not been submitted to the Board of Health for septic system. J. Garreffi would like a copy of the plan Conservation Commission approved to make sure they are within Board of Health requirements. M. Rising noted the Conservation Commission had a hearing scheduled for 28 Davis possible tight tank.

Next Board of Health meeting will be rescheduled from January 11 to January 18th, 2024.

Adjournment

At 6:10 p.m. Board member M. McDowell moved to adjourn. Board member M. Rising seconded the motion and it passed unanimously.