



Town of Boylston Board of Health boh@boylston-ma.gov
221 Main Street, Boylston MA 01505 ** Telephone (508) 869-6828 ** Fax (508) 869-6210

MEETING MINUTES

January 22, 2018

Members Present: Doug Kimmens, Sarah Scheinfein, John Wentzell (via office speaker phone)

Members Absent: None

Others Present: Dennis Costello

Recorder: Melanie Rich

The Chair opened the meeting at 6:15 p.m. and announced that John Wentzell would be participating via the office speaker phone.

Roll call was taken: Doug Kimmens present; Sarah Scheinfein present; John Wentzell present via speaker phone.

Doug Kimmens made a motion to approve the November 27, 2017 Meeting Minutes; John Wentzell seconded; roll call vote Kimmens yes; Scheinfein yes; Wentzell yes; motion approved.

Doug Kimmens made a motion to schedule February 26, 2018 as the next BOH meeting date; John Wentzell seconded; roll call vote Kimmens yes; Scheinfein yes; Wentzell yes; motion approved.

85 Sewall Street Subdivision – James Tetreault was present representing 85 Sewall LLC. The property is located between Route 140, School Street and Sewall Street. There is frontage on all three streets; it consists of 57± acres. There is an existing house at 85 Sewall Street. A 10-acre portion was rezoned by vote at the town meeting to Mixed Use Industrial (formerly Rural Residential) which now allows multi-family apartments by Special Permit. Soil testing was done in some areas. Mr. Tetreault showed the representation of apartments discharging to septic tanks in series and out to pump chamber and leaching area. Despite the great soil, they are somewhat restricted because there is an intermittent stream path that has been there for many years; there is a 100 foot buffer zone associated with it. The BOH regulations, which are in addition to the state's regulations of 50 feet of leaching areas being off of the wetlands, is 100 feet. He is looking for an opinion of the board. He explained where they would like to create a leaching area using the chamber allowance for a smaller footprint. They would still have to show how much area a completely conventional system would take up. He would like to get the opinion of the board on issuing a variance on only the "prove it or conventional" version of the plan; what would be actually constructed in the field would be a system which meets the 100 foot setback and meets the 20 foot setback from sidelines. In the nitrogen zone areas in Zone 2,

there is a restriction of 440 gallons per day. Mr. Tetreault said they would probably use a recirculating sand filter which allows 550 gallons per day. Dennis does not know if the recirculating sand filter takes away from the pressure dose; he thinks you may have to have pressuring dosing after recirculating sand filters. Mr. Tetreault asked if the board would consider issuing a variance of 10 feet from the Board's 100 foot setback from the wetlands. Doug Kimmens asked what percentage of the total square footage would 10%; Mr. Tetreault said under 10% of the system. He said the town expressed an interest to work with the applicant going away from the 40B. There would be a recirculating sand filter and pressure dose system up to the leach field if it is 2,000 gallons or more.

Dennis said we still do not have the exact system to review. He said allowing a variance is up to the board, but said there are more projects that will be before the board that will be based on a similar scenario, though not as large. After member discussions, Doug felt it would be ok; Sarah was against it because the board does not grant variances for new construction, saying the regulations are in place for a reason and if we do it for one, felt we would have to change our regulations. John was non-committal until he views the site and the proposed plan. Mike May asked the Chair if he needed to hear from the Board of Selectmen on the issue; the Chair replied no. Kevin Prendergast (59 Sewall Street) spoke about the intermittent stream and the upper pond and the possibility of the system backing up. Mr. Tetreault explained how that would not happen. Dennis explained to him the ground water table and mounding calculations that are taken into consideration.

The FY19 Budget Meeting with Finance Committee is scheduled for February 26, 2018 at 7:00 p.m. The members will attend.

Annual Report – Doug will edit the Annual Report and forward it to the office for submittal to the Board of Selectmen Administrative Assistant.

At 7PM, John Wentzell ended his participation in the meeting.

AGENT'S REPORT

85 Sewall Street Subdivision – Dennis said they have done soil testing in the front of the property with some passes and some failures. He commented that testing on the rest of the site will be more challenging.

PLAN REVIEW

Lot 1A Stiles Road (FJ Properties LLC) and Lot 2A Stiles Road (FJ Properties LLC) – Plans were approved as single ownership. If they are going to be condominiums, they will have to come back before the board with legal documents per DEP.

8 Intervale Street (Reardon) – Approved.

10 Highland Street (O'Connor) – Approved.

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Lots 1R & 2 Pine Street (Pine St. Boylston Realty, LLC) – Plans were discussed as to content.

Lot 3 Pine Street (Pine St. Boylston Realty, LLC) – Plans were discussed as to content.

Lot 1 Stiles Road (Naseem Khalid) – Plans were reviewed. The engineer will come back with revised plans.

6 Poe Avenue (Eric Johnson) – Approved.

Doug Kimmens made a motion to adjourn; Sarah Scheinfein seconded the motion; all voted in favor. The meeting was adjourned at 7:35 p.m.