

ACTON BOARD OF HEALTH
MINUTES OF MEETING
FEBRUARY 3, 1987

Board members present: Daniel Costello, Richard Stephens, Eleanor Voorhies, George Emmons, Associate Member Richard Oakley. Staff present: Eric Durling, Interim Director, Carol Holley, secretary.

The meeting opened at 7:36 p.m.

As this was a special meeting for one specific purpose, no correspondence or minutes of previous meetings were reviewed.

Rosestone Condominiums, Special Permit Request. Mr. Durling explained the background of the situation regarding Rosestone, a development to be built under comprehensive permit. The Board of Appeals had granted the comprehensive permit with the condition that the developers, Brian and Sean Lafferty d/b/a Maydale Development, obtain appropriate advice and consent from the Groundwater Protection Coordinating Committee. However, the authority for such advice and consent is under the purview of the Board of Health. Therefore, acting in the spirit if not the letter of the Board of Appeals condition, the developers were appearing before the Board of Health. They had not as of the opening of the meeting applied for a Special Permit to construct in an aquifer protection area as they felt this was not necessary given the wording of the condition stated by the Board of Appeals.

Mr. Durling then stated that the plans had been reviewed and no variances would be required. How the Board wished to deal with the installation of a filter medium in the proposed trench septic system was a matter for discussion. Staff recommended that the permit be granted.

Mr. Emmons asked if any changes had been made to the plan since its original submission to the Board some weeks previous. Mr. Durling stated that some details had been changed regarding bringing manholes up to grade, etc. Mr. Durling then stated that he felt there would be problems obtaining a building permit from the Building Commissioner if a Special Permit request had not been filed and granted. Mr. Lafferty discussed in some detail why he felt this paperwork was not necessary. Semantics were bandied about for several minutes. Mr. Costello then read the applicable conditions from the Board of Appeals decision. The attorney for Rosestone then offered to execute the application, and proceeded to do so.

Mr. Stephens asked about the plan revisions. He expressed concern as to whether or not such a large discharge so close to a well and swimming pool would present problems. Mr. Corey, engineer for Rosestone, stated that he had not been able to locate the well, which is used for irrigation purposes only. Mr. Stephens asked several more questions about the design of the proposed septic system, which were answered by Mr. Corey. Problems with ledge and groundwater were discussed as limiting factors to design. Mr. Corey stated that the total effluent would be 3,250 gallons per day from all sources in the development. Each leaching field would handle one building, or 880 gallons per day per trench.

The question of a pipe of unknown origin and destination, apparently part of the Parker Village Condominium (an abuttor) septic system, was discussed. This pipe was found in the easement area where the proposed system for Rosestone is to be constructed. Mr. Costello asked about the well. Mr. Lafferty stated that there is an easement to the well for the benefit of Parker Village, but it is on another property, owned by Drummer Farms. The well is used only for a sprinkler system. It is not used for drinking purposes. Mr. Costello expressed concern over the impact on the well of the proposed septic system. Mr. Corey stated he could not locate any electric conduit that would clue him in as to the location of the well. If the well is in the area of the swimming pool, it will be over 100 feet away from the proposed system. Mr. Corey had spoken with people at Drummer Farms and Parker Village, and no well location is shown anywhere. Mr. Corey stated that Parker Village had been less than helpful in providing him with information. Both the attorney and Mr. Lafferty stated an opinion that if distance to the well were an issue that could adversely affect their proposed development, it would have been previously raised by the Parker Village Trustees. Mr. Costello continued to express concern about the well. Mr. Emmons asked that if the well were too close, would the Board of Health close the well down? Mr. Durling stated that in the past, the procedure has been to deny permission to construct a septic system too close to a well.

The proximity of the proposed septic system to the existing septic system was brought up. Mr. Corey stated that, based on the information gleaned from excavated areas, no evidence of septic facilities currently exists in the easement. Mr. Stephens asked if anyone knew where the leaching facilities for Parker Village was. Mr. Corey explained what had been found on plans. The system should be, per the plans, about 20 feet from the easement line. There was to be a 30 foot differential between the existing leaching field and the closest proposed trench. Pump slips from the Parker Village Condominiums file were reviewed. Mr. Corey explained that he felt the difference in the elevations of the two systems would leave no impact on the existing systems; however, he stated that without more concrete information it was difficult to determine with any real degree of certainty. Upon query of Mr. Stephens Mr. Corey stated that trenches had to be designed as there was not sufficient width in the easement for leaching pits. Mr. Corey stated that 1.5 gallons per square foot was proposed for leaching area. Mr. Stephens stated that a variance to Acton Code was required. Mr. Lafferty stated that he had been told by Mr. Calichman in an initial meeting that a suggested design of 1.5 square feet per gallon would be a reasonable design. Mr. Corey stated that he could not get two feet per gallon without excavating deeper, and this would pose construction problems. The applicants caucused in another room to discuss the possibility of design changes. They returned and stated that 2 square feet per gallon would not be easily feasible. Mr. Durling stated that Mr. Calichman had suggested 1.5 square feet as a compromise. Mr. Stephens stated that, historically, the Board has required less than two square feet in a trench. Mr. Stephens and Mr. Costello stated preferences for pressure distribution.

Mr. Stephens moved to grant a special permit subject to the following conditions:

1. No underground storage tanks on site.
2. The septic system is to be pumped every year.
3. The site must conform to the Acton Hazardous Material Control Bylaw.
4. Subsurface sewage disposal system for the proposed building must be approved by Board of Health staff.
5. Leaching facilities will be designed with either an intermediate layer having a percolation rate of 6-10 minutes per inch or with pressure distribution and dosing of the beds.
6. Floor cleaning procedures for the buildings will use only non-toxic and biodegradable cleaning compounds.
7. Sewage Disposal system is a minimum of 100 feet from flood plain and/or wetlands.
8. Floor drains are not permitted.
9. It shall be determined whether a well exists or does not exist within 100 feet of the proposed system prior to Board of Health approval of the proposed system.

Miss Voorhies seconds the motion. All vote in favor.

Mr. Stephens raised the issue that the system on lots 3 and 4 is failing. He stated that if the costs of new construction and potential repair costs for the Parker Village system were tallied up for the three abutting properties, a treatment plant for the area would be cheaper. Mr. Lafferty stated that if there could be a reasonable and constructive discussion, this would be a good alternative. Maintenance of the system for Rosestone is to be provided in a deed restriction by the developer, and in the condominium by-laws. Mr. Costello requested Mr. Durling to send certified letters to all the parties in order to open a discussion regarding a package treatment plant. Mr. Durling was asked to check on the condition of the system for Drummer Farms.

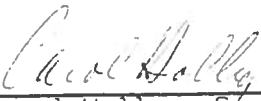
Mr. Lafferty thanked the Board for coming for a special meeting, and Mr. Costello thanked Mr. Lafferty for applying for the permit.

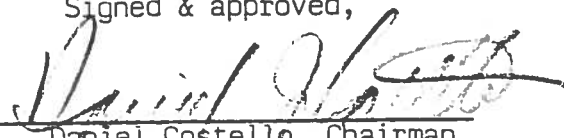
8:30 p.m. Brief recess.

8:50 p.m. Proposals for the Kelley's Corner Extended Sewer Study were discussed. The question of whether certain engineering firms who had done extensive work in Town for parties interested in sewerage would have preconceived or biased notions was discussed.

8:58 p.m. Upon motion by Miss Voorhies, meeting adjourned.

Respectfully submitted,


Carol Holley, Sec'y

Signed & approved,

Daniel Costello, Chairman