

ACTON BOARD OF HEALTH

MEETING JANUARY 28, 1991

MEMBERS PRESENT: George Emmons (Chairman)

Joseph Glannon

Gerhard Heinrich

Jonathan Bosworth

STAFF PRESENT: Doug Halley (Health Director)

Sheryl Howe

Alan Perry

OTHERS PRESENT: Jack Dunphy

James Norton

The meeting opened at 7:35 P.M.

MINUTES:

On a motion made by Mr. Bosworth, seconded by Mr. Glannon. the Board unanimously voted to accept the minutes of January 14, 1991.



LOT 3 & 4 POST OFFICE SQUARE - LIQUID METRONICS:

Liquid Metronics, seeks a special permit for work in an aquifer and also a variance to Acton Regulations 11-15.1 to allow the use of 11-15.10. Liquid Metronics is interested in purchasing the above referenced address and would like to convert the existing use from office to industrial and also proposes to construct a one story addition. This new use has been through site plan procedures and has been given approval with conditions by the Selectmen. The Health Department recommends conditions similar to the special permit given previously to Somerville Lumber. Mr. Dunphy, representing Liquid Metronics, feels that some of the proposed conditions should be discussed with the owners. Mr. Dunphy would like to review the recommendations and return for the special permit and the variance request at the next meeting.

On a motion made by Mr. Glannon, seconded by Mr. Bosworth, the Board unanimously voted to continue this request until the next meeting.

150 STRAWBERRY HILL ROAD - VARIANCE:

Dr. Norton, owner of the property at 150 Strawberry Hill Road, requests a variance from a previous variance granted in 1987. Dr. Norton was previously allowed to add an additional bedroom with the condition that if the home were to be sold the leaching field shall be upgraded. The percolation rate for this house is 13 minutes 45 seconds. A five bedroom home with the above mentioned percolation rate would require 1.196 square feet of leaching field. The present size of the leaching field is 912

square feet. On December 14, 1990, the Board granted a variance for this lot for minimum size of the septic tank. Since there are two tanks with a total capacity of 1800 gallons the Board unanimously granted the variance. The Board assumed in granting a septic tank variance that the leaching system would be upgraded.

On a motion made by Mr. Glannon, seconded by Mr. Heinrich, the Board unanimously voted to deny this variance request to Dr. Norton, 150 Strawberry Hill Road.

P.A.C. COMMITTEE - REAPPOINTMENTS:

The appointments for the members of the Professional Advisory Committee need to be renewed by the Board of Health. All previous members will remain the same with the exception of Lorraine Carvalho who resigned and will be replaced by Paul Derananian.

On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to appoint the following P.A.C. members for a one year term:

Marlene Bergart (Speech Therapist)

Richard Porter (M.D.)

Sylvia Brown (Social Worker)

E.F. Voorhies (Former Nursing Service Director)

Edwin Knight (M.D.)

Jane Gruber (Physical Therapist)

Majorie Burgess 'Geriatric Practitioner'

Kathleen Harrigan (P.N.)

Jean Warfolk (R.N.)

Kate Meyer (R.N.)

Paul Derananian (Accountant)

148 PARKER STREET - SPECIAL PERMIT & VARIANCE:

The owners of the property located at 148 Parker Street seek a special permit for work in the aquifer and a variance to Acton Regulation 11-15.1 to allow the use of regulation 11-15.10. This site is in Zone 3 of the aquifer and is approximately 2,600 feet from the nearest town well. The proposed leaching area is two leaching pits at 418 square feet each for a total of 836 square feet. Acton Regulation 11-15.1 requires 900 square feet of leaching for a four bedroom home. Under Title 5, this system suffices to dispose of 1,628 gallons per day. The Health Department recommends the approval of this variance.

On a motion made by Mr. Heinrich, seconded by Mr. Glannon, the Board unanimously voted to grant a special permit to the owners of 148 Parker Street with the following conditions:

1. No underground fuel storage tanks shall be permitted on the site.
2. Septic tank shall be pumped a minimum of once every two years.
3. The site shall fully conform to the Town of Acton Hazardous Materials Control Bylaw.
4. The sewage disposal system at this site shall be approved by Acton Board of Health staff

5. Leaching facility shall be designed and installed with pressure dosing of the system, said pressure dosing to be designed in accordance with the State Environmental Code.
6. Sewage disposal system shall be a minimum 100 feet from flood plain and/or wetlands.
7. Floor drains are not permitted.

On a motion made by Mr. Heinrich, seconded by Mr. Glannon, the Board unanimously voted to grant a variance from Acton regulation 11-15.1 to allow the use of regulation 11-15.10 for leaching to be 836 square feet as per plan designed by A.B.C. Cesspool and stamped by Bradford Leach, R.S. on 12/26/90.

8 PATRIOTS ROAD - VARIANCE:

The owners of the property located at 8 Patriots Road seeks a variance to Title 5, State Sanitary Code 310 CMR 15.03 (4) for excessive percolation rates. The percolation rate for this property is 38 minutes per inch. Numerous testing was done on this lot and the proposed area for the septic system is the best possible area. This variance will also have to be approved by the State.

On a motion made by Mr. Glannon, seconded by Mr. Bosworth, the Board unanimously voted to grant a variance to 310 CMR 15.03 (4) for a percolation rate above 30 minutes per inch (38) with the following conditions:

1. The owner shall modify or replace the existing septic tank with a water tight receptacle providing five (5) days storage capacity or a minimum of 2,000 gallons, whichever is more.
2. An alarm shall be installed with a float or level switch set in the tank at two inches above the outlet invert.
3. The tank outlet pipe shall be fitted with a manual operating valve or gate that allows the pipe to be sealed thus converting the system into a tight tank, should the replacement leachfield fail.
4. The replacement leachfield area shall be oversized in direct proportion to the exceedence of the 30 minutes per inch perc rate. For example, leachfields in soils with an observed 60 mpi percolation rate shall provide twice the leach area required under Title 5 for soils with a 30 mpi percolation rate.
5. The owner shall agree to have the septic tank pumped annually and provide the Board of Health with the haulers receipts as evidence as such.
6. These approval stipulations shall be recorded in the Middlesex Registry of Deeds and shall be cross-referenced to the title deed of the property at 8 Patriots Road.

211 SCHOOL STREET - SPECIAL PERMIT & VARIANCE:

The owners of the property located at 211 School Street seek a special permit for work in an aquifer and also a variance to 11-15.1. This site is in Zone 3 of the aquifer and is approximately 2,400 feet to the nearest town well. The owners also seek a variance from Acton regulations 11-15.1 to allow the use of 11-15.10. The proposed leaching pits will provide 880 square feet of leaching area. As designed the system meets 1.33 square feet for each gallon discharged thus satisfying the usual requirements of the Board of Health.

On a motion made by Mr. Heinrich, seconded by Mr. Glannon, the Board unanimously voted to grant a special permit for work in an aquifer to 211 School Street with the following conditions:

1. No underground fuel storage tanks shall be permitted on the site.
2. Septic tank shall be pumped a minimum of once every two years.
3. The site shall fully conform to the Town of Acton Hazardous Materials Control Bylaw.
4. The sewage disposal system at this site shall be approved by the Acton Board of Health staff.
5. Sewage disposal system shall be a minimum 100 feet from flood plain and/or wetlands.
6. Floor drains are not permitted.

On a motion made by Mr. Heinrich, seconded by Mr. Glannon. the Board unanimously voted to grant a variance to Acton regulation 11-15.1 to allow the use of regulation 11-15.10 for the use of 880 square feet of leaching pit area as per plan designed by A.B.C. 'asspool and stamped by Bradford Leach, R.S. on 1/23/91.

On a motion made by Mr. Glannon, seconded by Mr. Heinrich, the Board unanimously voted to adjourn at 9:38 P.M.

NEXT MEETING:

The next regularly scheduled meeting will be held on February 11, 1991 and the following meeting will be held on February 25, 1991.

Respectfully Submitted,

Sheryl Howe

Sheryl Howe, Secretary

Signed and Approved,

G Emmons

George Emmons, Chairman