

HAMILTON BOARD OF HEALTH

WEDNESDAY, MAY 23, 2012

Members Present: Lindle Willnow and Karen Zagorski. Health Agent Leslie Whelan and BOH Administrative Assistant Nancy Stevens also present.

Meeting Opened: Lindle Willnow called the meeting to order at 7:30 p.m. at Hamilton Town Hall

Chuck Johnson – 9 Savoy Road – Septic Upgrade, Property Line Setback

Septic Engineer Chuck Johnson explained that residents who had lived in home for 40 years were preparing house for sale. Septic system that had been upgraded in 1984 recently passed Title 5 inspection. Johnson was hired by homeowners to do a deep soil test since there is a high water table nearby and septic system has an 8' leach pit. He discovered that the water table was above the deep leach pit.

Johnson noted that the septic system upgrade was designed using as many of existing components as possible. He and George Norris of D.F. Clark are comfortable that there is no leakage and that the septic tank looked good after being pumped out and that the building sewer pipe was okay.

The deep leach pit was pumped, crushed and filled in. Proposal is for an effluent filter in a 1,000-gallon plastic septic tank providing sufficient capacity for the septic system. System also includes pump to treatment unit and bio-filter with pressure treatment located under the driveway.

Johnson is seeking local upgrade variances to property line closer than 10' to leach field that is 7' off of neighbor's property line to the side, 6' off of the front property line (he said DPW Director John Tomasz is fine with this), certified letters were sent to neighbors, 12' off of the full foundation and water with bio-filter is 6' off of the property line, 7' off of the garage and leaching area is also 7' off.

Johnson and Health Agent Leslie Whelan noted that the plan tries to limit disturbance in front yard since homeowners have an extensively landscaped backyard. Treatment system will have an operational maintenance agreement that requires proper testing to be done.

Water table is 51" in back yard and 55" in the front yard. Johnson explained that sand would be brought in and driveway repaved. He noted that the property is very tight and that plastic tank weighing 450 pounds would be maneuvered into place. Whelan and Johnson reiterated that the backyard is nicely landscaped so the plan is intended to avoid disturbing that by locating septic system in front of property. There are five variances to the property line requested. Johnson said the property has been surveyed.

Willnow moved that the Board of Health accept the five-variance request for local upgrade approval for 9 Savoy Road. Karen Zagorski seconded the motion. VOTE: Unanimous.

Review – Letter from Mill River Consulting regarding 8 Partridgeberry Lane

Whelan described resident's interest in adding a bedroom at 8 Partridgeberry Lane and referenced letter from Mill River Consulting citing design standards for existing septic system being larger in the past so it meets today's standard to accommodate the expansion.

Discussion was about groundwater being high but that the depth to groundwater does meet requirements. Whelan said Mill River's letter writer makes the case that there is a foot and a half more than is needed to groundwater.

In response to Willnow, Whelan said if an as built were done, the installer would show that as a sketch on the plan. Willnow questioned if the leach lines were installed lower than designed. Whelan did not know if an inspection was done to check on that. BOH Administrative Assistant Nancy Stevens presented documentation that a recent Title 5 inspection was conducted.

Whelan mentioned that the top of the distribution box is 14" below grade, which she said was normal. Willnow thought system component parts and location were the right size. Discussion ensued about a previous similar experience with Chuck Johnson where he did soil testing. In this scenario, the system is qualified for six bedrooms, there are currently three bedrooms and one to two bedrooms could be added for five maximum with a 1,500-gallon septic tank. Board discussed actual size of leach field.

Stevens mentioned that prospective owner wants to buy house conditioned on septic system plan being approved for additional bedrooms. Discussion ensues

about Mill River Consulting's septic engineer working with health department to get approved plan. Stevens said that she would correspond via email with the interested parties on the Board's decision on the matter. Whelan explains that a letter would be written and she would sign off on the project when applicant comes to Town Hall for a building permit if Board of Health agrees with explanation in Mill River Consulting's letter.

Willnow moves that the Board of Health concur with Mill River Consulting on the suitability of the existing septic system to handle up to six bedrooms of flow. Zagorski seconded the motion. VOTE: Unanimous.

Discussion – Potential Regulation for Material of Manhole Covers at Grade

Discussion ensued about plastic covers for septic systems that are supposed to be screwed down and many times are not so Whelan specifies that cast iron covers be used. This is especially important when they are located at grade to ensure safe conditions and negate risk for children who may be in area of cover. Willnow mentioned that with cast iron covers, a significant enough lip is required to ensure cover will not be displaced or slide off. Whelan will draft regulation for material of manhole cover to be used when at grade for Board review and approval at a subsequent Board of Health meeting.

Status of Resident at 494 Essex Street – Keeping of Animal Permit

Stevens resolved issue with 494 Essex Street resident's delinquency paying Keeping of Animal Permit and the permit fee is paid in full for this year's charge and next year's permit fee.

Review – Board of Health Minutes dated April 10, 2012

Discussion ensued about Whelan returning to septic loan program process in winter months when workload is not so demanding. Also, that Howard Street drainage project will be able to move forward with Northeast Mosquito Control since funding was approved at Annual Town Meeting and Conservation Coordinator Jim Hankin reported to Board that DPW Director John Tomasz will work with Conservation Commission to get necessary wetlands permitting for project.

Willnow moved that the Board of Health accept the April 10, 2012 minutes as written. Zagorski seconded motion. VOTE: Unanimous.

Other business

Board discussed final report on Fatal Flaw Analysis of An Anaerobic Digester Facility at Hamilton Landfill Site and that DEP regulations would allow this renewable energy source activity in part of the landfill site. The digester would generate gas that could be used for electricity.

Also discussed was a barn that has been connected to house's septic system on Echo Cove Road to provide living space. This apartment was not permitted by Hamilton's Building Department since there is no record of conversion to living space. The Assessors' Department was aware of the studio/apartment in the property's barn.

Board discussed how the Title 5 inspection revealed the changed conditions although flow has not increased so Board agreed that this could be approved contingent upon first receiving Zoning Board of Appeals approval for the apartment. Whelan will send email on matter to Deb Paskowski in Building Department describing how septic system had Title 5 inspection and is functioning and does not exceed bedroom count for flow. Willnow suggested Septic Engineer Dan Johnson be asked to confirm that lines are in working order.

Meeting Adjourned:

Willnow moved at 9:00 p.m. to adjourn. Zagorski seconded motion. VOTE: Unanimous. The Board's next meeting is on Wednesday, June 27 at 7:30 p.m.

ATTEST:

cc: Selectmen, Planning Board, Town Clerk, Conservation