

**Board of Health**  
**Meeting Minutes**  
August 7, 2008

7:08 PM Meeting	The meeting was called to order at 7:08 PM. Present were Steve Damiano, William Farr, Stanley Selkow and David Favreau
7:08 PM Business	<p>The minutes from the 7/24/08 meeting were approved with one correction.</p> <p>The next four meetings will be on 9/11, 10/9, 11/13, and 12/11.</p> <p>Mr. Favreau reported on a proposal to move the BOH office to the space currently occupied by the accounting office. The move will provide better access by the town clerk to the planned document vault. Mr. Favreau said that the proposed space is smaller than our present space, but the move would reduce the interruptions caused by sharing space with the building department. The members of the Board expressed concerns that the proposed space would be too small. Mr. Damiano asked Mr. Favreau to make some measurements and determine if the move is feasible or not. Mr. Favreau promised to do so and report to the Board.</p> <p>Mr. Favreau reported that he and Richard Gibbons are beginning the second round of restaurant inspections. Also, food vendor applications for the Sterling Fair are starting to come in. A brief discussion of practical issues related to the fair inspections ensued.</p> <p>A request to extend the disposal works construction permit for 8 John Dee Rd was discussed. Mr. Selkow made a motion to grant the request. It was seconded by Mr. Farr and approved unanimously.</p> <p>Mr. Favreau reported on a proposal to use the White Knight Inoculator/Generator system to repair a failed system at 51 Old Princeton Rd. He presented a copy of the DEP Approval for Remedial Use for this system. The letter says that this device is for use when the system failure is caused by plugging of the SAS. Mr. Favreau observed that we don't know why the system has failed. Mr. Farr noted that the DEP letter stipulated a minimum of 2' of separation between the bottom of the SAS and seasonal high groundwater. The Board agreed that more information is needed to determine if the system can be used at 51 Old Princeton Rd.</p>

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<p>7:45 PM 65 Lake Shore Dr.</p> <p>Final            Variance Hearing</p>	<p>Mr. Kevin Hardwick of Ross Associates appeared before the Board with plans to repair the failed system on this property. Abutter cards were presented. Mr. Walter Sanders and Ms. Patty Page, abutters, and Ms. Barbara Roberti were present. The plans call for installation of a Presby system constructed in fill. Approval will be sought under the DEP Innovative/Alternative Technology program. The dwelling on the property is going to be rebuilt, so a deed restriction to two bedrooms is necessary. The plans call for a leach field area of 943 square feet and a reduction in the offset to groundwater from 4 feet to 2 feet. These values are consistent with the DEP Approval for Remedial Use for the Presby system, but a variance from the Sterling by-law requiring a minimum leach field area of 1000 square feet will be required. Two local upgrade approvals will also be requested. The first is for a reduction from 100 feet to 50 feet of the offset to a private well and the second is a reduction from 10 feet to 7 feet in the offset to a property line. Since the lot is small, an impervious barrier will also be needed.</p> <p>Mr. Sanders stated that it was his well that was located 50 feet away from the proposed system and that he was very concerned that it was being located inside the 100' offset. He further stated that he believed that Ms. Page's well was also located less than 100' away. He is worried about the possible effect on his well. He also stated his concerns about the Presby system being new technology. Mr. Farr and Mr. Damiano explained the DEP testing and approval process for Innovative/Alternative technology systems. Mr. Sanders said that this was the fourth Presby system to be installed in the area and he was also concerned about the possible effect on the lake. Mr. Damiano described the regulations concerning offset to groundwater for the Presby system and explained that the Presby system was designed for effective treatment in the presence of high groundwater.</p> <p>In response to a question, Mr. Sanders and Ms. Page answered that their water wells were 500' and 800' deep. Mr. Damiano expressed his opinion that contamination of the wells from the SAS is extremely unlikely. Mr. Farr explained that the Title 5 regulations allowed a decrease in the offset to a private well from 100' to no less than 50' via a local upgrade approval.</p> <p>Mr. Selkow asked the abutters why a new system wouldn't be an improvement over the existing system, which has failed. Ms. Page explained her concern that many properties in the area are being converted from seasonal to year-round use. She feels that upgrading septic systems encourages this conversion, which increases the stress on the lake. Ms. Roberti asked why tight tanks are not being considered in this area. Members of the Board explained that the Title 5 regulations governing tight tanks are very restrictive and they are not really an option for a property that will be used year-round.</p>
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	<p>Mr. Damiano asked if town water was available in the area. Ms. Roberti answered that the nearest town water was about a mile away. Mr. Damiano again expressed his opinion that the wells were not threatened and explained that the DEP regulations assume the worst case that the wells are shallow wells, which isn't the case here. He further explained that the Title 5 code has been developed to provide protection in exactly this situation. Mr. Favreau expressed his opinion that this was a challenging site, but the technology proposed is the best available for this situation. Mr. Damiano explained the Title 5 principle of maximum feasible compliance. Mr. Selkow explained that the Board did not have the authority to regulate use of a property, but that we strive to put in the best possible system. He made a motion to approve the plan with the stated Sterling variances and local upgrade approvals. The motion was seconded by Mr. Farr and approved unanimously.</p>
<p>8:30 PM 55 Lake Shore Dr. Ed McNamara Preliminary Variance Hearing</p>	<p>Mr. Nick Pouling of Goldsmith, Prest, &amp; Ringwall (GPR) appeared before the Board with plans for voluntary upgrade of the septic system on this property. A design had been approved for this property at the 12/06/07 Board meeting. The current plans are a redesign using a Presby system instead of the original Eljen system. The reason for the redesign is that the Presby system can be designed for H-20 loading, which is not true of the Eljen system. Abutters Mr. Angelo Rossi, Ms. Carol Rossi, and Ms. Barbara Roberti were present.</p> <p>The original plans had called for three Sterling variances and five local upgrade approvals. Mr. Pouling stated that he had relocated the leach field, which reduce the requested local upgrade approvals to four. The three variances to Sterling by-laws are to reduce the size of the leach field from 1000 square feet to 536 square feet, to reduce the offset to groundwater from 4' to 2', and to not install sand in the reserve area. The first two requests are consistent with the DEP Approval for Remedial Use for this system. The requested local upgrade approvals are for a reduction in the offset to the property line from 10' to 6' for the reserve area, a reduction from 20' to 15' of the offset from the cellar wall to the system, a reduction from 100' to 50' of the offset to a private well, and a reduction in the number of deep holes required from 2 to 1.</p> <p>Mr. Favreau stated that he has looked at the design briefly and reminded the Board that the previous plan had been approved by the DEP. Mr. Damiano said that he didn't see a problem and the the Presby system was probably the best available. Ms. Roberti reminded the Board that during the December hearing for the original plan, several abutters were promised letters stating that the Board will not deny well applications based only on the offset to the septic system being considered here. The Board promised to have a draft at the next meeting.</p>

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	<p>Ms. Rossi stated that she was concerned about water drainage problems due to the proposed system, citing what she described as a 7' wall she sees out of her kitchen window. Mr. Pouling showed the provisions for drainage in the plans and said that the goal of the design is to not change the existing water flow. Mr. Rossi described past problems with drainage and said that he was also concerned that the proposed system would contribute to further problems. Mr. Damiano asked Mr. Pouling to think further about drainage issues and promised a site visit by Board members before the next meeting. He wondered if perhaps installing a perforated pipe drain would be a good idea, but Ms. Roberti reminded him that the plans had to be approved by the Conservation Commission and they would not approve such a drain. Mr. Rossi stated that he felt that some structures were not properly located on the plans. Mr. Corbett also expressed his concerns about drainage. Mr. Pouling expressed his willingness to look at the design again and see what he could do to address their concerns. The final variance hearing was set for 8 PM on 9/11/2008.</p>
9:15 PM Business	<p>Mr. Favreau reported that he had inspected the rental housing unit at 5A Maple St. in response to a complaint by the tenants. He found multiple violations and added that there have been previous problems with the property owner. He is writing a letter to the owner detailing the violations.</p> <p>Mr. Favreau reported on an inspection of a house at 4 Oakdale Ave. in response to a trash in the yard complaint. He found that the lawn needs mowing, but nothing to support the complaint.</p> <p>Mr. Favreau reported on problems getting the DPW to fill out the proper forms for the water samples taken from the Sterling town beach. He asked the Board if they wanted him to take a more active role. He also reported that he had received complaints about pinkeye and diarrhea possibly related to water problems at the beach. Results from testing the beach water have not shown elevated levels of e. coli, which is the only bacteria tested for. The Board felt that there was not sufficient evidence to tie the complaints to the water quality of the beach. If, however, there were additional complaints Mr. Favreau was authorized to have additional testing done.</p> <p>The Board agreed to reimburse a resident for the cost of testing a bat for rabies. The test result was negative. Mr. Selkow suggested that the message on the BOH answering machine be changed to direct animal complaints to dispatch outside of normal hours.</p>

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The meeting was adjourned at 9:35 PM.

Respectfully submitted

William Farr  
Clerk