

November 10, 2021
Sterling Board of Health Meeting
Butterick Building, Lower Level Conference Room
1 Park Street, Sterling, MA 01564

Meeting Minutes

6:01 PM The meeting was called to order by Chairman Allen Hoffman.

Roll Call: Anne Marie Catalano, Member - present
Allen Hoffman, Chairman - present
Cathie Martin, Member - present
David Favreau, Health Agent - present
Elaine Heller, Administrative Assistant - present

Attendees: Jack Maloney, Jim Masiero, Jim Starbard, and Barry Lein

General Business Updates:

Approve Any Available Minutes - October 14, 2021:

After review, Cathie Martin made a motion to approve revised minutes of the October 14, 2021 meeting. Anne Marie Catalano seconded the motion. Martin - aye; Catalano - aye; Hoffman - aye. Motion carried.

Correspondence: None

Health Agent Report: 104-106 Leominster Road deed recordings:

Patrick Healy, the engineer for 104-106 Leominster Road, is working on the survey for field work regarding the nitrogen reduction project on Pratts Junction Road.

81 Chace Hill Road deed recordings: Alternate technology is being used at the 81 Chace Hill Road project. It is part of a shared system. The applicant wants to hold off on the deed recording until the project is completed, stating he did this on a project in Mendon. The requirements have been that any / all deed recordings shall be recorded prior to issuance of a construction permit. This ensures that the applicant fulfills the necessary requirements prior to any building construction. After discussion, Hoffman advised the Health Agent to inform the applicant that members of the BOH decided unanimously that he needs a deed recording before a Certificate of Occupancy will be issued.

1 Spratt Technology Way: A Title 5 inspection report was submitted for the Rafferty Building at 1 Spratt Technology Way. Witnessed during inspection, sewage was up midway in the distribution box inverts, the Title 5 inspector noted a system failure, and indicated the system needs further evaluation by the local approving authority. The Title 5 inspection noted that the system is pumped every 6 months. After discussion, the Health Agent will send a letter to the owner, noting he has 2 years to replace the system.

The Board fee structure needs to be revised, possibly at the January 2022 meeting. The stable regulations need updating as well. Catalano volunteered to review the current stable regs.

Signatures Required: None

Appointments and Agenda Items:

RECAP Solutions Update:

RECAP Representative Jim Starbard attended the meeting and provided private well sampling results for those homeowners who participated in the program. He noted radon is common throughout Central MA. The main objective of the well sampling being done this year is for implementation of standardized well regulations in the state.

1835 (Old Town Hall Building) Septic System Connection:

Carl Corinne, Chairman of the 1835 Committee, has been working on easements for this property with Town Counsel. This project is currently on hold due to internal problems with the Town Administrator.

5 Princeton Road Variance Request:

Sterling Subsurface Sewage Disposal Regulations: Reg. IV.a., Leach beds to be 1000 square feet minimum, with 12" of stone beneath the pipes (429 sq. ft. of Presby type system provided with no stone beneath pipes).

Local Upgrade Request: 310 CMR 15.405(1)(a): Reduction of system setbacks from property lines. (Provided tanks = 5.0'±, S.A.S. = 6.7'±).

310 CMR 15.405 (1)(b): Reduction of system setbacks from cellar wall. (Provided: tanks = 3.5'±).

310 CMR 15.405 (1)(b): Increase in the maximum allowable depth to a system component. (Provided: Pump Chamber = 3.5'±).

310 CMR 15.405 (1)(h): Approving Authority may reduce the required 4-foot offset between the bottom of the proposed S.A.S. and the E.S.H.W.T. (Provided = 3').

Jack Maloney, Engineer with Dillis and Roy, provided information on the installation of a Presby system for this property. After review and noting the property will need a 2-bedroom deed restriction, a motion to approve the variance with the deed restriction was made by Martin and seconded by Catalano.

Martin - aye; Catalano - aye; Hoffman - aye. Unanimous vote.

206 Justice Hill Road:

Private Well Variance Request: Part Two - Section 1. Sources of Contamination property lines 8' proposed 25' required.

The homeowner, Jim Masiero, spoke on this well variance request. There is a septic system plan approved for this address. After discussion, Catalano made a motion to approve the variance. Martin seconded. Catalano - aye; Martin - aye; Hoffman - aye. Motion carried.

General Business Updates (Continued):

DPH - Interagency Updates:

Ms. Martin provided updates, noting COVID numbers seem to go down, then rise somewhat, and then go down again. Vaccinations are still occurring, with children between the ages of 5-11 now eligible. Many students within the Wachusett Regional School District are vaccinated.

Health Agent Review:

Board members conducted the review of Health Agent Favreau.

Review of Future Agenda Items:

Items suggested were review of floor drain regulations and distribution of winter emergency pamphlets.

At 7:38 PM, Health Agent Favreau left the meeting and the building. Board members then entered into Executive Session.

