

ACTON BOARD OF HEALTH

MINUTES

MAY 6, 1991

RECEIVED & FILED

DATE June 14, 1991

Catherine Bolker
Asst. TOWN CLERK, ACTON

MEMBERS PRESENT: George Emmons (Chairman)

Gerhard Heinrich

Jonathan Bosworth

Doug Miller (Associate)

STAFF PRESENT: Doug Halley (Health Director)

Sheryl Howe

OTHERS PRESENT: Bruce Stamski

Marcia York

Ted York

James Cook

Kevin Daigle

Joel Searcy

57 HAMMOND STREET – VARIANCE:

The owner of the property represented by Stamski & McNary, seek a variance to Acton Regulation 11-12.2. The existing septic system is in failure. Test holes were done in the rear and right side of the property, however, all holes in those areas revealed unacceptable ground soil conditions. The most appropriate location was in the front of the house which is 59' from the edge of the wetlands. The percolation rate is eleven (11) minutes per inch and groundwater is at approximately seven (7) feet. The wetlands are segregated from the proposed septic system with an existing stone wall which acts as a retaining wall.

On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to grant a variance from Acton Rules and Regulations 11-12.2 to 57 Hammond Street in accordance with plans prepared by Stamski & McNary dated April 25, 1991.

929 MAIN STREET – SPECIAL PERMIT & VARIANCE:

The owners of 929 Main Street seek a special permit for work in an aquifer. The proposed system will be south of the Marshall Well and groundwater was found at five (5) feet. The percolation rate is two (2) minutes per inch. On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to grant a special permit for work in an aquifer to 929 Main 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 for the buildings 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 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.

409 ARLINGTON STREET - SPECIAL PERMIT:

The owners of the property located at 409 Arlington Street seek a special permit for work in aquifer zone 3. The percolation rate was three (3) minutes per inch.

On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to grant a special permit to 409 Arlington 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 for the proposed buildings 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 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.

77 GREAT ROAD & 16 POPE ROAD - VARIANCE:

The property located at 77 Great Road and 16 Pope Road septic system is in failure. The existing septic system has multiple users discharging into it. Soil testing was done on the property and groundwater was found at 5 1/2 feet and the percolation rate was 2 minutes per inch. Due to many site restrictions only 1,280 square feet of leaching will be provided. The proposed system will meet all of Title 5 requirements but can not meet the Board of Health requirements of two (2) square feet of leaching area per gallon discharged. The proposed system has provided for 1.3 square feet of leaching area per gallon discharged.

On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to grant a variance to Acton's Article 11 with the following conditions:

1. All water fixtures within the three bedroom house shall be converted to low flow fixtures, including toilets which shall have a maximum of 1.5 gallons per flush.

2. Prior to excavation of the new system the existing system shall be pumped dry. A test hole shall be dug between the existing system and the area of excavation for the new system to ascertain that effluent from the existing system will not contaminate the new system.
3. All elements of the proposed reconstruction shall be inspected by a professional engineer and shall be certified as being installed in accordance with the plan drawn by Stamski & McNary and dated April 18, 1991.
4. Any change in uses within any of the structures discharging into the septic system shall not be allowed unless the septic system is brought up to the current Board of Health's standards or receives approval from the Board of Health.

1000 MAIN STREET - PAMET SYSTEMS - CHANGE OF USE:

Pamet Systems will be moving into a new office building at 1000 Main Street. Pamet proposes a kitchen facility on site which would include a stove. The septic system on site consists of 1,800 square foot leaching system. In using twenty (20) gallons a day per person as required for a facility with a kitchen the proposed 1,800 square foot leaching system would not meet the Board's requirement of 2 square feet per gallon discharged. However, if the number of employees remains twenty (20) or fewer, the existing septic system will only be utilized by approximately 50%.

Mr. Halley is concerned with the use and seeks Board of Health approval for a kitchen. Mr. Halley would recommend approval of a kitchen facility with conditions. The kitchen will be used by employees of Pamet and will not be used in any commercial way by any food service employees, or as a revenue producing facility. Pamet also stated that there might be an occasion where a caterer would come on site to cater a party (i.e. Christmas party). On a motion made by Mr. Bosworth, seconded by Mr. Heinrich, the Board unanimously voted to grant a variance to Acton regulations 11-15.1 to allow less than two (2) square feet per gallon with the following conditions:


1. No more than twenty people shall be employed at this facility.
2. Pamet will sign a covenant agreeing to remove the stove if they vacate the facility.
3. The septic system shall be pumped on an annual basis.

On a motion made by Mr. Heinrich, seconded by Mr. Bosworth, the Board unanimously voted to adjourn at 9:15 P.M.

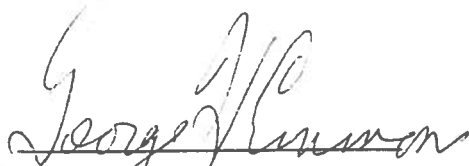
NEXT MEETING:

The next regularly scheduled meeting will be held on May 20, 1991 at 7:30 P.M. in Room 126 of the Town Hall. The following meeting will be held on June 10, 1991.

Respectfully Submitted,


Sheryl Howe, Secretary

Signed and Approved,


George Emmons, Chairman