

BOARD OF HEALTH
One Liberty Lane
Norfolk, MA 02056

Meeting Minutes

Date of Meeting: Tuesday, July 1, 2014 Town Hall Meeting Room 124

Board of Health Members Attending

Chairman:	Tom Gilbert
Clerk:	Cheryl Dunnington
Member:	Jeff Kane
Admin. Asst:	Betsy Fijol
Others:	Wade Saucier & Tom Houston/Health Agents

Tom Gilbert called the meeting to order at 7:30 p.m.

New Business

Project: Pine Street Medical Building/31 Pine Street-Nitrogen Aggregation Loading Plan
Applicants: Paul Brodmerkle/Site Design Professional, LLC, Chuck Giacchetto/Compass Development

Comments: This discussion is a continuation from the June 3, 2014 meeting. Mr. Brodmerkle explained that a revised septic design plan for the medical office building located at 31 Pine Street has been submitted. The new plan will replace the formerly approved recirculating sand filter design plus the addition of a Title 5 Facility Nitrogen Aggregation Loading Plan. The medical building is located in a nitrogen sensitive Zone II DEP Aquifer Protection District, with no know sensitive receptors (public or private drinking wells) within a half-mile radius. Development in a Zone II site is restricted by DEP to a maximum loading rate of 440 gallons per day per acre. As shown on the Title 5 Facility Nitrogen Aggregation Loading Plan, there are 5.38 Title 5 acres (40,000 sf/acre) available on the building site, with an additional 1.089 Title 5 acres shown as offsite "Nitrogen Credit Land" located on Everett Street in Wrentham. This offsite credit land lies 3,300 feet up gradient from the facility, in the same aquifer. A nitrogen restriction easement has been obtained to the future use of this land.

The 36,000 square foot facility is expected to generate 2,700 gallons per day sewage design flow. The combined Title 5 area available for nitrogen loading is 6.47 acres. With a design flow of 440 gallons per acre, the total allowable daily flow for the facility is 2,846 gallons; or 146 gallons per day more than the minimum required.

Approval is being sought for the revised septic design plan and the Title 5 Facility Nitrogen Aggregation Loading Plan.

Jeff commented that he made his position clear at the last meeting and his dislike of the use of credit land. Jeff said he would be willing to consider a system for provisional use rather than the recirculating sand filter.

Tom Houston said that there are 8-10 systems that DEP has approved for provisional for nitrogen reduction.

Mr. Brodmerkle said that a FAST system would take about 8 weeks to order and obtain from the manufacturer.

Chuck Giacchetto said that he has doctors that want to be open and seeing patients in September.

Jeff said that the septic tank could be used as a temporary holding tank until the FAST system is installed and completed.

Tom Gilbert asked if they would be willing to provide connection of the abutting property that is served by a private well to the town water system. Mr. Giacchetto said that he would be willing to do that.

Cheryl said that she needs to recuse herself because she is an employee of Steward Health Care and is familiar the physicians occupying the building.

Mr. Brodmerkle said that they are requesting approval to move forward with the packaged denitrogen facility for the septic system.

Jeff moved to approve the use of a provisional use approved septic system for the Pine Street Medical Building at 31 Pine Street with Wade acting as the Agent and approving the design plans, contingent upon following the provisional use guidelines. Jeff also moved to allow the approved septic tank to be used temporarily as a tight tank until such time as the provisional use system is installed. Tom seconded the motions. The motion carried unanimously, 2-0. (Cheryl abstained from the vote)

Project: Board Reorganization

Comments: Cheryl nominated Tom as Chairman. Jeff seconded the motion. The motion carried unanimously.

Tom nominated Cheryl as Clerk. Jeff seconded the motion. The motion carried unanimously.

Project: Draft On-Site Sewage Disposal Regulations

Comments: The Board continued the discussion of the draft Board of Health On-Site Sewage Disposal Regulations. The Board agreed to post the draft regulations for public comment on the town website. Wade said that he will distribute the draft to engineering firms the Board of Health works with on a regular basis.

Project: Approval of Meeting Minutes

Comments: Jeff moved to approve the June 3, 2014 meeting minutes. Tom seconded the motion.

The motion carried, 2-0.

Next Meetings & Schedule

The next Board of Health meeting will be scheduled as needed.

Adjournment

The meeting adjourned at 8:50 pm.

Respectfully submitted,


Thomas Gilbert, Chairman