

WEST NEWBURY BOARD OF HEALTH
MINUTES
November 13, 2018
4:30pm Second Floor Health Agent's Office
1910 Office Building 381 Main Street

Board: Robert Janes-Chairman, Blake Seale-Member, Kimberly Cole-Member

Absent: N/A

Health Agent: Paul Sevigny

Admin Asst: Jane Krafton

Others in Attendance: Phil Christiansen, Stephen Sawyer- Christiansen and Sergi.
Representative from Concord River Properties

- R. Janes called the meeting to order 4:43pm

I. NEW OFFICE BUSINESS:

- Reviewed minutes dated October 24, 2018. **APPROVED 3-0-0**
- Reviewed invoices and payroll. **APPROVED 3-0-0**
- Reviewed "Storm Water Management" memo dated 10/25/18 from Town Manager.
- Reviewed ethics information. (Board members initialed email memo in acknowledgement.)
- Krafton requested morning off November 26 (approx. 3.5 hours for medical reasons). **APPROVED 3-0-0**
- Sevigny requested November 26 off vacation day. **APPROVED 3-0-0**
- 11 Coffin Street deed notice, Board signed. Krafton will have paperwork notarized and ready for homeowner to pick up.
- Steele Landfill discussed updates. Approved management plan has been received and work will commence next week. December 3 new gas wells to be drilled (4). Health Agent would like to add beaver management allowance into the proposal, which would be approximately \$1,000. **APPROVED 3-0-0**

II. APPOINTMENTS:

4:45pm – Phil Christiansen, Stephen Sawyer- Christiansen and Sergi, Engineering. Representative from Concord River Properties discussed proposed septic plans for 87 Main Street which changes the use from a single family home to 3 duplex units. Lot 1 is proposing to use the existing 5 bedroom septic system that was designed based on 150 GPD flow. The Board felt that if the new duplex building wanted to have a total of 6 bedrooms, then a reserve area would be needed. It was agreed that if the developer chose to only have 5 bedrooms in this duplex, (3 bedrooms in one unit & 2 bedrooms in the second unit), then the existing septic system was adequate, without the need for a reserve area. The engineers were concerned that given the amount of rain this fall the water table was going to be too high to conduct a perc test. The parties agreed to keep Lot 1 a 5 bedroom structure. This existing system would still need to be inspected to make sure that it hasn't been compromised by animals or tree roots.

The Health Agent suggested that 3 additional soil tests be conducted in the area of Lot 2 & Lot 3's proposed septic location. The site has had many days of testing, with only a very limited area meeting the requirements. The Health Agent was concerned because official locations of the previous tests were never submitted. The tests were conducted in June of 2014. The Health Agent had staked out these test locations in September of 2015. The stakes were not survey located until November of 2017. The engineers were comfortable with the location of the test pits based being witnessed by the Town and evidence of holes were the stakes were located. They were also concerned about the ability to conduct a perc test given the recent amount of rain fall. Cole did not feel comfortable with just using the existing data because of question around whether the location was accurate. She suggested that if the Board was to approve the plans, then a condition would be to conduct the 3 additional perc test / test pits at the time of construction (option A). The engineers asked if they could conduct sieve analysis (option B) in lieu of the perc test and if soil was consistent, with the 2014 data (sandy loam Class II), then that would confirm the soils. Seale agreed that this option was probably the best option, but if the sieve tests showed a Class III soil, then Option A would need to be conducted prior to construction. A sieve analysis typically is not allowed for new construction, but since it was to merely confirm the previous testing results, Seale said it would be a good indicator. The engineers and Board all agreed to move forward with Option B.

III. SEPTIC PLANS:

- **87 Main Street Lot 1**, Concord River Properties #18-10, Christiansen Eng. **FAILED**
- **87 Main Street Lot 2**, Concord River Properties #18-11, Christiansen Eng. **FAILED**
- **87 Main Street Lot 3**, Concord River Properties #18-12, Christiansen Eng. **TABLED**

IV. FYI: No Action Needed

- DECEMBER MEETING: December 11th.
- HR Announcements dated 10/31/18: Director of Public Works new hire, and Police Chief Reed retires.

Next Meeting Scheduled for **November 27, 2018**
4:30 pm Second Floor - Health Agent's Office
1910 Office Building 381 Main Street, West Newbury MA

R. Janes adjourned meeting at 5:40pm