

Minutes approved via Zoom at the September 28, 2021 meeting

BOARD OF HEALTH MINUTES

Meeting Held via Zoom on September 14, 2021 at 6:00 PM

Members Present: Chris Rogers, Chair; Scott Powell, Member; Chris Slade, Member

Also Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health and Kristen Zina, Health and Permitting Assistant

6:00pm

WORKING SESSION

Minutes approval, Mail Review
Building Permit Applications
Inspection Reports

APPOINTMENTS:

- GoodLeaf Holdings – 6pm
 - Ben James, Jacob Lemieux and Joel Frisch have also joined the call
 - B.James shares a presentation with the Board. Primarily office space and some production facilities. Building is ready to use and they can begin process once approved. Location is discrete as it's not directly on the road they do not plan to have any retail, only cultivation and SS. Staff needs would be around 40-55 people, previous tenant had 75 people. Domestic water uses will be much lower than previous owner. Public well on the site, permitted with the DEP for about 960 gallons a day (Which is more than they need). Separate irrigation / private well, subject to Board approval.
 - J.Frisch is with NGI – helping the owners with the water needs. Site plan with well is shown. They would want to do well testing above and beyond what is required by DEP. He would like to know if there are any issues with private wells on that property? C.Slade – there wouldn't be any issues.
 - J.Lemieux – On the call to speak about the septic. There are 2 systems on the site. One serves the smaller building, and the other for the larger building. Both have passed recent Title 5's. The system themselves are getting on the older side (42 yrs old), therefore they'd like to keep the system, would want to periodic inspections of the system as production begins and employees may be added. Only on the non-industrial water.
 - CRogers – What is in the water going into the tank?
 - BJames – Some fertilizer and nutrients, the cultivator would need to get back on the exact what would go in there. Each room would have its own separate HVAC system and tanks and would flow to 1 tank where the water is reused.
 - J.Frisch – Explains waste water process, but would still depend on what fertilizers and process.
 - CRogers – It is required by the state to use this process.
 - CRogers – What are the next steps?
 - B.James – Explains their timeline over the next 4 weeks. They are meeting with SB with these and additional slides on 9/23, a public meeting with abutters on 9/27, and whatever additional steps are needed from the BOH (including the specifics on the fertilizers). A Host Community Agreement is with the Select Board now, hope to sign mid-October.
 - S.Powell – Extracting 1800 gallons a day from Aquaphor, is that going to be a potential problem down the road?
 - J.Frisch – Part of the testing process on the wells is to pump both wells at the same time for 24hrs straight and the pumping rate would be higher than what is needed.
 - C.Rogers – It's a concern, but no way to know until the testing is done, however this volume is not unheard of. Would like to know more of what is going into the holding tank.
 - B.Brookings – There are regulations that cannot allow this to go into the ground.
 - B.Brookings – Other items to note after his site meeting with Mr James:
 - Having a report provided that shows what existing system have for a design flow and proposed use. More of a breakdown of the septic flow.
 - Mr L will have more idea on what that will look like once he gets on site
 - Existing tanks are single compartment, T5 requires a 2 compartment
 - DEP approval of Public water supply
 - More detail on process going to holding tank

- Order and noise control
 - Irrigation well would be a local permit
- B.Brookings to get KZina the list and will be passed along to Ben James and Ben will provide additional slides to the board.

ACTION/DISCUSSION:

RECURRING TOPICS:

- Coronavirus
 - Current vaccinate rate is 78.4%, 9 new cases last week
 - Some neighboring towns have a mask mandate in place
 - S.Powell – planning to propose the Board implants a mask mandate for indoor public spaces. While the numbers are good, there are still individuals who are unvaccinated.
 - C.Rogers – No objection, but would like to know what other towns are doing. There is no constant message for mask mandates / recommendations
 - S.Powell – The biggest challenge would be enforcement
 - C.Rogers – What is the next step? KZina will pull together information from other towns and bring this to another meeting.
- Central Mass Mosquito Control
 - Last schedule update states September 7th was the last scheduled tentative spray
 - State issuing increased risk levels for West Nile Virus in the State. Bolton is not included at this time

NEW TOPICS

- Bolton Woods Way – Septic Update
 - B.Brookings - Failed system since May, homeowner is not responding and cannot fix problem. Are there any suggestions to getting this done?
 - C.Rogers - How sever is the breakout?
 - B.Brookings – Abutter can no longer mow?
 - C.Rogers – We have to go forward with enforcement action Board has to get this fixed.
 - C.Slade – past experience with similar situation on Main Street
 - C.Rogers – would like to know more about what has happened
 - B.Brookings – sounds like there is a mother and daughter living there, pump system, 1000g tank
 - C.Rogers – we should turn pump chamber into tigher tank
 - B.Brookings – has made this recommendation as this is an option
 - C.Slade – more info is needed before a bank would get involved
- 727 Main Street Status
 - C.Slade has testing results and a new letter will be issued to the owner. First testing was in 2017.
- Lot 12A Sugar Road
 - Terry Boots has joined the meeting. Scott Hayes is not able to join
 - At the last meeting he attending, the well was discussed a new plan was designed to construct the well around the construction.
 - Easement language would be replicated
 - Information has been sent to BOH and shared during the meeting. Proposed relocated water line is shown on the plan going around the building. A 2nd well would be drilled to service the new home.
 - B.Brookings – This is where the variance comes in, that well is proposed closer to the property, less than 50ft to property line. The well that is now servicing 576 Sugar Road has an easement for that as well.
 - C.Rogers – Terry is looking for approval on this plan to take it to Conservation Commission as the next step.
 - C.Slade – He states T.Boots may want to sleeve the waterline over portions as this is close to the house. This is only a comment, not a requirement.
 - T.Boots – will discuss with the contractor
 - CR – Makes a motion to approve the variance as proposed for Lot 12A Sugar Road, C.Slade 2nd, all members in favor. Motion passes 3/0
 - Easement still needs to be approved
 - S.Hayes has submitted a revised plan for the septic, B.Brookings has not completed his final review at the time of the meeting. Advises this should be in place before a change of ownership. Will contact T.Boots once the permit is drafted
- RCAP – Information Session on 9/24/21
 - Scott, Bill, Chris R attending

BILLS PAID:

- NABH - 2nd quarter Environmental Services, \$3,645.40 (Paid 9/8/21)
- NABH - 2nd quarter Nursing Services, \$1,663.58 (Paid 9/8/21)

BUILDING PERMITS:

- 23 Old Stone Circle – Permit to finish interior of home (B.Brookings signed 8/24/21)
- 36 Harvard Road – New Construction (B.Brookings signed 8/31/21)
- 38 Harvard Road - New Construction (B.Brookings signed 8/31/21)
- 55 S Bolton Road – Extend existing deck (B.Brookings signed 8/31/21)
- 304 Still River Road – Fence (B.Brookings signed 8/31/21)
- 31 Goose Pond Path – Final Occupancy (B.Brookings signed 9/2/21)

SEPTIC PERMITS:

- 16 Coventry Wood Road – upgrade
 - No variance free, straight forward new stand and presby bed
 - Bill to approve
- 426 South Bolton Road – Dbox
 - Replacement, with Title 5, 2 systems on site and Bill has only 1 report in to date, has not rec'd the 2 one Board ok to move forward with dbox (this is in the old system)
 - Move inspection reports to next meeting
 - Outstanding deed restriction is needed

INSPECTION REPORTS:

- 238 Berlin Road
 - Pass
- 23 Weathers Lane
 - Pass
- 89 Vaughn Hill Road
 - Pass
- 426 South Bolton Road
 - Move to next meeting
- 36 Sugar Road – 2 bedroom deed restriction, but new building permit will have 9 rooms. Is the board ok with this.
 - C.Rogers – As long as Deed restriction is in place
 - S.Powell – This now affects their neighbors as the systems are shared

C.Rogers makes motion to adjourn @7:17pm, C.Slade, 2nd. Motion passes 3/0

****Agendas are subject to change –
the order and exact times of these items may vary
(except public hearings which cannot begin prior to the time listed)****