



## Hubbardston Board of Health

Meeting Minutes 8/11/2020

6:30 PM Zoom Meeting

### **Attendance:**

Cathy Hansgate- Chair

Kate Saab-Member

Vin Ritchie-Member

Colleen Higgins-Member

Judie O'Donnell-Member

Mallory Seamon-Admin

### **Guest:**

Mark Popham-Engineer 31 Geordie Lane

Brian Young- Owner 31 Geordie Lane

Mark Hopkinson Town Engineer

Raleen Williams- Reitta Ranch

John- Reitta Ranch

### **Meeting called to order at 6:36 PM by Kate Saab**

Meeting was reordered to allow for guest.

**31 Geordie Lane repair** – This is a failed d-box repair plan that was received and sent for review. The plans were sent back as denied. Matt Hopkinson engineer for the Town of



Hubbardston Board of Health opened the conversation stated:

- He was sent a photo of the 1998 septic design plan to augment the original submission.
- In a phone call, the designer indicated that the deep hole logs from 1998 were used as a basis for design of the new system. This was not indicated on the plan. Title 5 has had several revisions since 1998.
- The designer also stated in a phone conversation that the deep hole ground elevations were back-calculated using the sill of the house as a benchmark.
- The old plan shows a dimension of 88' from the house to the edge of road. The new plan does not show the road edge, only a short length of property line along the west side of the property. However, if one were to measure 88' from the house on the new plan, the septic system would be beyond the property edge. A drive by site visit on 7/28/2020 confirmed that the house appeared to be on the order of 200 feet from the road.
- Similarly, the deep hole locations vary significantly from plan to plan. On the old plan, DH-C appears to be about 90' from the property line. On the new plan it scales at 54'. On the old plan, DH-D seems to be about 50' from the property line and about 50' from Geordie Lane, while the new plan it scales at 20' from the PL and looks to be over 80' from Geordie Lane (This is inferred from a dimension line since there is only a short length of the side property line shown, and nothing of the edge of road).
- In short, the designer's selective reference to the old plan has not demonstrated that the old subsurface data is accurate or that the groundwater is as represented. Title 5 requires the location, date, existing elevations, the names of those who conducted and observed the tests.
- Since the land has been altered by the construction of a house and system and the introduction of significant fill, I believe that the subsurface data no longer represents site conditions.
- DEP has clarified their position that 2 deep holes and 1 perc test are the minimum required for a repair. Whether its believed the locations on the new plan or the extrapolated locations from the old plan, this requirement has not been met.

Mark Popham advised that he believed there was no reason to require a second testing with two deep holds and a new plan. He was confident in the plan provided but this was ultimately the Boards decision.

After some discussion it was decided that a new deep hole and perc tests be required, per the minimum DEP requirements, followed by a new design. Home owner stated that he will work on getting the perc process started.

Kate advised that in the future the Board is going to start working on the policy for inspections of systems, plans, percs and other Title Five items. She invited both Mark and Matt to be involved in these conversations, both agreed and were more than willing to provide their input.



Matt stated that he is looking to retire sometime in the next year or so he was hoping the Board would be looking to move to electronic reviews so he could continue working with us in the future. With that being said he is going to be going through old documents and returning his copies of plans he's reviewed over the last 25+ years.

**Rietta Ranch-** John and Ralene owners attended on the request of Cathy who had concerns with the number of attendees and vehicles in parking lot when passing by. Cathy was concerned with the passing of Governor Baker's new Order #46 which limits the amount of people at gatherings. Judie and Mallory attended DPH Board of Health phone call earlier that day which provided guidance on retail and gathering guidance, at this time the new order does not apply to Rietta and their operation. The Board thanked John and Raeleen for their attendance at the meeting and asked that they reach out with questions at anytime.

#### **At this time we returned to agenda**

Review Last Minutes of 7/28- Tabled until next meeting

#### **Reopening Plans- Covid-19**

Soccer-Cathy stated that she will reach out to the program and request that players wear face coverings while on the playing field as well as off the field. Board is ok if players wear something like a bandana as long as face remains covered.

Rietta Ranch-See above

School-Cathy stated that she has been attending the reopening meetings that the school has been holding, they are focusing on how to keep students and staff safe as they prepare to open for fall.

Cathy will be attending the meeting next week, along with Judie who will be acting in her role as a public health nurse.

#### **Ongoing issues:**

10 Main Street- Still no response from property owners who are believed to be away until the end of August. Mallory did research on how to handle issues like these contacted different local board of health agents and researching the Title Five Septic Code. The Board of Health needs to issue an enforcement order at this time to the property owners. Once the letter is issued and received via certified mail the owner has a specific time to begin repair process if not then the Board can proceed with Housing Court or issuing Fines and Fees for noncompliance. Mallory will draft order and have Cathy sign, she will also reach out to Lawrence septic and get a copy of the pumping records. Mallory and Cathy went to inspect the property, found no active bubbling septic at this time. There was no odor detected lawn was manicured with lush growth in the back of yard. Tenant who was outside having a fire confirmed that there were three apartments in the building.



**MPHN Nursing Report**-No new report from MPHN nurse at this time.

**Open repairs or Inspections and plans in Review:**

59 Brigham Rd- Review completed installer to contact Cathy for inspection  
87 Hale Rd- Review completed installer to contact Cathy for inspection  
7 Moosehorn Circle - Review completed installer to contact Cathy for inspection  
31 Geordie Lane-DBox Replacement- Plans rejected sent back to M. Popham for review-see above  
106 Princeton Rd Review completed installer to contact Cathy for inspection  
Lot 2W Mt Jefferson- Review completed installer to contact Cathy for inspection  
51 Root Rd- Review completed installer to contact Cathy for inspection

**Percs:**

Cross Rd Gallant-Completed awaiting plans  
Bemis Rd-Baldwin-New  
Hale Rd Ext-Blanchard-Completed awaiting plans  
40 Kruse Rd-Silkey awaiting plans  
39 Dogwood- Completed awaiting plans  
4 Parsons New

**Open Complaint**

Update to 10 Mt Jeff Complain- Cathy advised she completed her inspection was able to snap a few photos. At the time of the inspection there was a vehicle in the driveway, windows were being repaired/replaced. Mallory will update the Assessing Department as they just marked property as vacant. Mallory will also follow up with the Building Department as windows and doors require a permit.

Fly complaint- Email was received from resident on Williamsville Rd who has been having issue with the flies coming from the secondary hen coop from Country Hen. Admin passed this complaint on over to Mass Agricultural Commission as this is a USDA state inspected facility

18 Comet Pond- We received a complaint in regards to resident using lake to wash dishes, a composting toilet, and a porta potty on the site. Colleen stated that she would be available to inspect will contact other Board Members and Mallory to schedule.

**Old Business**

Food Inspection-No new inspections at this time.

Bella's Report- Reviewed Bella's report, Templeton Scrap metal came and picked up all of the scrap at the landfill. Bellas timecard reviewed okay to pay as listed. Bella noted in her report that the fire extinguisher at the landfill needs to be replaced or recharged.

Vin made motion to allow up to two hundred dollars to replace the extinguisher, Cathy seconded. Kate pulled up Fire Protech on the computer and a recharge of extinguisher runs



about \$25.00, suggested that we try a recharge before replace. Mallory will advise Bella of such. Vin withdrew his motion. Still no power at the landfill Cathy advised she will provide board with an estimate for generator next meeting.

Casella Update – No new updates haven't heard from Casella or DEP on letters that were sent requesting peer review of Bio Mix.

Landfill Updates-Mallory still unable to locate any permit data on the closing with Town Clerk or within our files. Vin suggested that we maybe reach out to Mass DEP to see if they have a record Mallory will do so.

Shared System Title Five Update- No new updates that this time no new report received.

### **New Business**

Budget Spreadsheet- No turnover or vendor warrants at this time.

Site Plan Curtis- Received from the Planning Board request for comment on a site plan for 36 Gardner Rd, applicant is looking to open a self storage facility. This will be an unmanned facility where customers gain entry via a key pad. Plan has been peer reviewed by Bill Murray the towns engineer who has a bunch of revisions and requests for clarifications. After reviewing the site plans the Board had concerns with a few items and asked Mallory to draft a letter to the Planning Board asking for explanation on:

1. How the facility will dispose of unclaimed abandoned units.
2. How the facility will handle the storage of hazardous materials.
3. Lack of well and septic for the facility, while the Board understands there are not going to be any restrooms right now there is concern that at some point down the road there will be a need for one and this should be planned for now and not later. There is note from Planning Board Admin Christina that stated Building Commissioner Roland Jean has been in contact with applicants engineer per Roland there is no need to portable water or septic if there's no bathroom.

Mallory will draft a letter for Cathy to review and sign.

**Unexpected Subjects:** Colleen stated that there was a yard sale at the church over the weekend this event caused quite the traffic congestion. Discussion on what procedure should be in place when there is an event as such to ensure that all departments are involved and that the BOH has approval when needed. Mallory advised that when Ryan attended our meeting in January he implied the Selectmen are working on a document to ensure this takes place. How the Board of Health will know when a private entity is holding an event will be difficult to know.

This brought Kate to question if on how the Board feels in regards to her or others posting on Facebook or other social media to answer or respond to resident questions under their own private profiles on behalf of the Board. Board is okay with providing answers to residents if



needed.

Cathy asked that this be the Boards last meeting via ZOOM, it was suggested that the tent at the senior center be utilized. Mallory advised that at this time there's still no in person attendance of the public allowed at meetings there isn't WIFI down at the tent to allow us to open a ZOOM call to the public. The school was suggested as a place to meet with WIFI, the cafeteria would allow for social distancing masks would need to be worn. Mallory will email the school to see if this is feasible.

**Vin made motion to adjourn meeting at 8:28PM seconded by Cathy all in favor**

Next meeting 8/25/20

Approved \_\_\_\_\_

*Catherine Hansgate*