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SALISBURY TOWN HALL

5 BEACH ROAD

SALISBURY, MA 01952

***CHARLES TAKESIAN, CHAIRPERSON***

***DANIEL RICHARD, VICE CHAIRPERSON***

***JACKIE DE STASIO, CLERK***

***JOHN W. MORRIS, DIRECTOR***

**TOWN OF SALISBURY**

**BOARD OF HEALTH**

October 21st, 2014

7:00 PM Salisbury Town Hall

**Board Members Present:**

Chuck Takesian, Dan Richard, Jackie De Stasio

**Staff:**

Jack Morris, Catherine Scott

*Meeting called to order 7:00 PM*

Minutes

July 15, 2014 Minutes

Daniel Richard makes a motion to accept the minutes of July 15th, 2014. Jackie De Stasio seconds the motion. Vote, 3 in favor, 0 opposed. Motion passes.

New Business

45 Pike Street

Richard Toscano (Engineering Land Services, LLC)

1)     Reduction in groundwater separation to bottom bed of S.A.S. from 5’ to 3’ provided with presby treatment system

2)     Pump chamber pipe inverts separation to ESHWT from 12” required to 0.12’ below invert out

3)     Septic tank pipe inverts separation to ESHWT from 12” required to 0.42’ below invert out

Applicant is requesting these Variances to replace a failing unit for a four bedroom home. They are requesting a presby treatment system because it can obtain 5’ to 3’ with the estimated seasonal high water table. The current lot leaves little room to replace the unit because of its proximity to wetlands. This unit would comply with all depth requirements except for the Variances. The property was ordered to fix the system.

**Daniel makes a motion to grant the Variances for 45 Pike Street. Jackie seconds. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to grant the variance for 45 Pike Street. Vote, 3 in favor, 0 opposed. Motion passes. Variances granted.**

            22 True Road

Joerg Starke (Millennium Engineering, INC)

1. Local Upgrade Approval request to reduce the required 5’ separation between the bottom of the S.A.S. and high groundwater elevation to 4’

Applicant is requesting the Variance to replace a failing septic unit for a three bedroom home. A soil test revealed 4’ of usable material over silky soil; this test must include the B layer, which contains the clay and mineral deposits that drip from the upper layers. In this case, the B layer cannot support the system. A Perc test revealed less than 2’ that were usable. The lot has wetlands abutting it and was approved by the Conservation Committee to move the unit to the front of the lot 95’ away. A retaining wall is required in that spot to keep the cost down but also requires the 1’ reduction. Another area on the lot that conformed to depths was tested but was not usable.

**Daniel makes a motion to accept the Variance for 22 True Road. Jackie seconds. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to grant the variance for 22 True Road. Vote, 3 in favor, 0 opposed. Motion passes. Variance granted.**

64 Baker Road

John & Kim Richards (GA Consultants, INC)

1. Local Upgrade Approval request to reduce the required 5’ separation between the bottom of the tank to a 4’ separation

Applicant needs to replace old failing system. There is a private well at the rear of the lot, which requires a 100’ radius. The old system is ‘probably pipe and stone,’ which does not need to be filled and crushed, and will be replaced by a 2000 gallon chamber raised system. This system will be close to the property line and trees would need to be removed to meet 5’ separation. For grading purposes, the applicant requests the Variance because the system spreads out more and the slope must be 3:1 in height.

**Jackie makes a motion to accept the Variance for 64 Baker Road. Daniel seconds. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to grant the variance for 64 Baker Road. Vote, 3 in favor, 0 opposed. Motion passes. Variance granted.**

86 Forest Road

Kevin Green (Soilsmith Designs)

1. Local Upgrade Approval request to reduce the required 5’ separation between the bottom of the tank to a 4’ separation

The lot has a 1 minute perc rate, which would require 5’ of separation. The applicant is asking for 4’ in order to avoid meeting the driveway. The current unit has slid down the slope and has failed entirely. Because of surrounding wetlands, there will be 9 wetland flags to the left of the driveway and 12 to the right. This is to protect the driveway and create erosion control.

**Jackie makes a motion to accept the Variance for 86 Forest Road. Daniel seconds. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to grant the variance for 86 Forest Road. Vote, 3 in favor, 0 opposed. Motion passes. Variance granted.**

Health Officer Report

Issuance of Permits PM14-004: Chuck feels a smoother permitting process is necessary as the board has discussed in the past. Jackie feels it is more time efficient. Jack explains that it is a policy rather than a public hearing as public hearings require people to wait for administrators’ decisions when it does not require the board and does not pose an issue.

**Dan makes a motion to accept Policy PM14-004 Issuance of Permits. Jackie seconds the motion. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to accept Policy PM14-004 Issuance of Permits. Vote, 3 in favor, 0 opposed. Motion passes. Policy accepted.**

Day to Day Operations PM14-001: Jack explains that this policy provides guidance on a daily basis as there have been previous issues involving who handles the Health Officer’s duties. This policy would go to the Town Manager in writing. Chuck asks if there would be a need for the Board to make a directive and reads part of the policy into public record (Attachment I). Jack cannot think of such an instance, but Chuck wonders if there could be potential conflict between the Board needing to make a directive and the Health Officer opposing that directive.

**PM14-001 Day to Day Operations will be rewritten and represented to reflect the board’s ability to take directive direction.**

Enforceable Agreements PM14-003: Jack explains that if someone needs to install septic, for example, this policy assists in making it so people can put plan in place and use their money for betterment. **Dan makes a motion to accept Policy PM14-00 Enforceable Agreements. Jackie seconds the motion. No discussion. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to accept Policy PM14-00 Enforceable Agreements. Vote, 3 in favor, 0 opposed. Motion passes. Policy accepted.**

Motel/Hotel Operations PM14-002: Motels and hotels have moved beyond their current technical definition. They may not meet the exact footage and other requirements. Chuck differentiates motels and hotels from living units by stating that a living unit may have a small kitchenette whereas a motel or hotel may have a refrigerator. This change of code has set off a chain of different designations. Jack suggests that owners have made improvements to their hotels and motels to the benefit of the population, and that if the state disagrees with these improvements, the state can react as necessary. This concept is documented as a policy to have the concept in writing.

**Jackie makes a motion to accept Policy PM14-002 Motel/Hotel Operations. Dan seconds the motion. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to accept Policy PM14-002 Motel/Hotel Operations. Vote, 3 in favor, 0 opposed. Motion passes. Policy accepted.**

Title 5 Repairs/Upgrades PM14-005: This policy regards repairs as 1’ reduction and upgrades as in saturated soil, perc tests are done. Many applicants before the board have come for these reason, and this policy will speed their ability to fix failing units.

**Dan makes a motion to accept Policy PM14-00 Tilte 5 Repairs/Upgrades. Jackie seconds the motion. Charles Takesian, Jackie DeStasio, and Dan Richard voted unanimously to accept Policy PM14-00 Title 5 Repairs/Upgrades PM14-00. Vote, 3 in favor, 0 opposed. Motion passes. Policy accepted.**

Member’s Report

 None.

Correspondence

Cancer Study Report: The Board of Health secretary will make copies of the report so the board will be able to review it before the next meeting. Jack Morris claims the report shows no asbestos increasing cancer rates in Salisbury.

Quarterly Report: Jack discusses the flu clinic, which is a standard clinic, provided to prevent flu in vulnerable populations.

Meeting Calendar:

November 11th—Veteran’s Day; no meeting

November 18th—7pm as needed

December 2nd—7pm as needed

December 16th—probably cancelled

Adjourn

Daniel makes a motion to adjourn. Jackie seconds. No discussion. Vote, 3 in favor, 0 opposed. Motion passes.

Date:\_\_\_\_\_\_\_\_\_\_

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Charles Takesian – Chairperson

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Daniel Richard – Vice Chairperson

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Jackie De Stasio – Clerk

Respectfully submitted by Catherine Scott

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Catherine Scott                                     Date