



**Meeting Minutes
Gloucester Board of Health
Septic Subcommittee
March 22, 2019
3 POND ROAD
ANNEX MEETING ROOM**

IN ATTENDANCE

Frederick Cowan, Chair; Rob Harris, Board of Health Vice Chair; Joseph Rosa, Board of Health member; Max Schenk & Craig LoPiccolo, Health Department staff

OPENING OF MEETING – 8:30 AM

Mr. Cowan: Introduction of Subcommittee members and staff.

Given the number of abutters present for the discussion of the proposed septic system upgrade at 3 North Landing Way, he proposed suspending the order of business and move the matter to be the first in discussion.

Motion: Mr. Rosa

Second: Mr. Harris

SUBJECT

3 North Landing Way (233/23)

Property owned by Edward C. Whitney Jr. et al and represented by John Judd, Present: John Judd Gateway Consultants, Inc.; Kevin Borselli (7 North Landing Way); Richard Talkov (10 North Landing Way)

Mr. LoPiccolo provided background on the project, stating that the system is the best solution for the cesspool, deemed to be in failure.

Mr. Judd described the issues further, as well as site conditions/restrictions and setbacks to house, adjacent potable wells and wetlands. Because of the site restrictions, the following variances are requested:

- 200' required between septic system components and a coastal wetland (15.211-1)
 - 40' proposed to leach field
 - 46' proposed to septic tank
 - 43' proposed to pump chamber

(continued next page)



- 150' required between leaching facility and well (15.211-1)
 - 51', 138', & 148' proposed with effluent treatment device
- To allow one test pit in SAS and to allow for textural analysis in lieu of perc test (15.405 (1): i & k)
 - 1 test pit provided due to existing cesspool and saturated soil conditions.
- 20 feet required between leaching facility and foundation (15.405 (1) b)
 - 14' proposed due to lot area restraints
- To allow 2 foot reduction between E.S.H.W.T. and bottom of leaching facility and to allow a 32% reduction in required leaching area due to site area constraints (Singular remedial use approval)
 - 2' offset proposed with treatment device & pressure distribution.

Mr. Cowan asked if anyone present wished to speak on the project.

Mr. Talkov stated his concerns for access from their property previously provided to 3 North Landing, but recognized that this was not necessarily an issue for the Board, He stated that, as an engineer, he has no problems with the design plan and is thankful for the issue coming to a resolution. He wondered if the Board had criteria, relative to when the line was crossed between "maximum feasible compliance" (as defined in Title 5) and requiring the use of a tight tank?

Mr. Cowan stated that a tight tank is the absolute last resort when reviewing an upgrade of a septic system.

There was general conversation on the condition of the property.

Mr. Talkov spoke to stormwater runoff in the area and had concerns regarding project staging and the width of an access road as well as the retaining wall for the system.

Mr. Judd stated that they will stake the position of the wall to so that they will know where it will be.

Mr. Rosa suggested that the neighbors have their wells tested as a precaution.

Motion: Mr. Harris, to approve variances as annotated on the agenda.

Second: Mr. Rosa

All in favor – motion carries



SUBJECT

194 Hesperus Avenue (Map 167/ Lot 05) - Property owned by Donna & Michael Gillen.

Discussion re: the placement of a recirculating sand filter, in fill, and less than two-feet of naturally occurring soils.

Present: John Judd, Gateway Consultants, Inc. and Mr. Gillen

Discussion:

Mr. Judd provided background on the soil evaluation performed on the property for an upgrade of the system. Although a tight tank was proposed based on the results of the evaluation that showed fill and shallow amounts of naturally occurring soils. He read an email exchange between himself and Claire Golden from the Department of Environmental Protection.

Mr. Gillen stated that the current system has been working for several years and expressed his thoughts that, as long as there were design provisions for converting the proposed system tank, to a tight tank, if needed, then the proposal for a design with sand filter should be seen as acceptable.

Mr. LoPiccolo stated that he had asked Tom Webster, who installed the existing system in the 1980's, if he had to blast to make room for the tank and leach pit and Mr. Webster had stated that he could not remember. There were concerns for the amount of soil to place the components for a standard septic design.

Mr. Cowan asked whether this issue needed a vote of the Board or was just to provide an opinion?

Mr. Schenk stated that they were only seeking the opinion by the Board.

Mr. Judd stated that he believes there are areas that could be explored to see if soils exist and that he would be in contact with the Department to arrange an additional soil evaluation.

The discussion was concluded.



SUBJECT

137 Wingaersheek Road (Map 260/ Lot 09)

Property owned by William Thibeault, represented by John Judd, Gateway Consultants, Inc.

Request for the following variances:

- 200' required between septic system components and a coastal wetland (50' proposed)
- To allow 2' reduction in vertical offset between E.S.H.W.T. and bottom of leaching facility using Presby system.

Mr. Judd outlined the proposed design and reasons for the variances. The plan for the upgrade of the existing system had been approved several years ago and the approval had lapsed. A new plan was proposed, but given that it contained a new septic design and represented changes to the building and grounds, the Department had requested that the plan go through the Board approval process once again.

Mr. Schenk wanted to state for the record that Mr. LoPiccolo's research of the site and previous plan, City Assessor's records and various Department field notes showed discrepancies in the bedroom count of the house. He provided this information to Mr. Schenk and after much deliberation on the matter, the determination was made that the system design approved by the Department in 2004 was for eight bedrooms that existed at that time, even though Assessor's records only indicate five.

Mr. Cowan asked if there needed to be a better notification?

Mr. Judd stated that because it does not impact wells or property lines, no notifications were needed. He then went on to describe the system in use and the variance requests.

Mr. Cowan asked who else would be reviewing the proposed plan?

Mr. Schenk stated the Building and Conservation departments would also review any proposals for the property.

MOTION: Mr. Rosa, to approve the requested variances as outlined in the agenda.

SECOND: Mr. Harris



Appeal by Chad Ketchopulos, of Under Pressure Construction, on the Gloucester Health Department's rescindment of the Installers Permit issued to Chad Ketchopulos.

Mr. Schenk outlined the reasons for rescinding Mr. Ketchopulos's installer permit. First, he has not applied for nor paid for a 2019 permit. In addition, the Department, in a routine check of outstanding installation projects, met on site with the property owners of 15 Castle Hill Road. In their conversation, it was stated by the property owner that Mr. Ketchopulos had not been on location since November, stating the weather as a reason for the delay. They had also said that their existing system's effluent had backed into their home. Department efforts to contact Mr. Ketchopulos regarding his permit and project concerns had been unsuccessful. The property owners of 15 Castle Hill Road were able to reach him and he asked to meet with the Board to appeal the Department's decision.

Mr. Ketchopulos stated the property owners who had asked him to wait on completing the installation of the system and that the heavy rains of November and setting-in of cold weather further exasperated the delays.

Mr. Schenk stated that it was the desire of the Department that Mr. Ketchopulos finish the project as soon as possible and recommended the following to the Board:

- That the 2018 installer permit for Chad Ketchopulos be extended to April 5, 2019 for the sole purpose of completing the system installation at 15 Castl Hill Road.
- That in order to obtain a new installer license from the Department, he must pay the applicable fees and penalties and complete and pass the Health Department installer exam.

MOTION: Mr. Rosa, to approve the recommendations/conditions of the Health Department regarding the septic system installer permit for Chad Ketchopulos.

SECOND: Mr. Harris

All in favor – motion carries

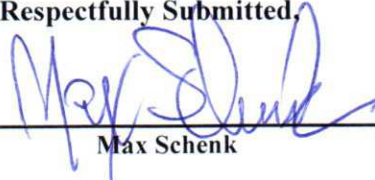
MOTION: Mr. Harris to Adjourn

SECOND: Mr. Rosa

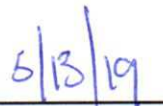
CLOSE OF MEETING – 10:30 AM



Respectfully Submitted,




Max Schenk

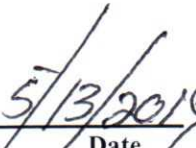


Date

Accepted by:



Frederick Cowan
Subcommittee Chair



Date