



Meeting Minutes

Gloucester Board of Health Septic Subcommittee July 8, 2021 REMOTE MEETING

IN ATTENDANCE

Fred Cowan, Board of Health; Joe Rosa, Board of Health; Rob Harris, Board of Health; Craig LoPiccolo, Sanitarian;

OPENING OF MEETING – 8:30 AM

SUBJECT: A discussion of the requirements pertaining to the Gloucester Board of Health Subdivision Water Quality Assessment Regulations and how they pertain to the proposed subdivision at 167 Atlantic Street (Map 254/ Lot 7) with members of Williams & Sparages.

Mr. LoPiccolo provided brief overview of the purpose of the meeting

Mr. Rosa asked about the scope of the work to be done at the property

Mr. Akerly provided overview of the property and the expected requirements of the water quality regulations

Mr. Cowen stated that the subdivision water quality regulations may be heard before the entire board.

Mr. Akerly asked what the expected performance standards of monitoring wells are.

Mr. Rosa stated that they are to collect baseline data

Mr. Cowen added that they are to be sent to MA DEP for analysis

Mr. Akerly asked what the board requires of the results

Mr. Cowen stated that the variances may be allowed if equal degree of protection is provided.



Mr. Akerly stated the distance of the septic from the BVW is greater than what is required than MA DEP and that the Presby enhances the protection required of DEP

Mr. Cowen stated that Mr. Rosa's argument holds for basic standards

Mr. Akerly asked what the board will do with the collected data

Mr. Rosa stated that data collected will sense any changes in groundwater and can be monitored to prevent any possible wetland pollution. It is a safety measure to protect Gloucester and is beneficial to the owner.

Mr. Cowen stated that the subdivision water quality regulations will be put into place.

Mr. Harris asked what happens if issues arise after project is completed

Mr. Rosa stated that collected data and monitoring wells will determine what the problem is

Mr. Akerly asked what the board requires for sampling and monitoring times and where the wells should be placed

Mr. Cowen stated that the regulations are specific, Mr. LoPiccolo will determine dates and locations.

Mr. LoPiccolo added that the water quality regulations will need to be done before the board can make a decision on the proposed project.

Mr. Rosa stated to take as many samples as possible

Mr. Akerly asked if any reductions in number of monitoring wells would be considered in conjunction with advanced I/A

Mr. Cowen stated that it would not be in the property owner's best interest

Mr. Rosa and Mr. Harris agreed.



SUBJECT: 167 Atlantic Street Proposed Lot 1 (Map 254/ Lot 7)
Property owned by John A. Jarema and Alexander A. Bove Jr. Trust and represented by Chris Sparages and Thorsen Akerly, Williams & Sparages.

- *Install conventional and reserve leaching facilities within 200' of a coastal resource area (G.O.S.W.R.)*
 - *189.2' & 186.3' proposed*

Mr. Akerly provided brief overview of wetlands in the area, variances requested in regards to the conventional and reserve systems, and proposed Presby system as primary soil absorption system.

Mr. Cowen asked what governance will oversee the property

Mr. Akerly stated that the property will be a condo, one entity will oversee the duplexes.

Mr. LoPiccolo stated that a condo association should be established and submitted with the plans.

Mr. Akerly explained the square footage reduction with the Presby, that the system outside the 200' buffer zone and an extra 6" of sand below the Presby system provide added environmental protection and that the suggested advanced secondary treatment is not necessary.

Mr. LoPiccolo stated that suggestions were based off of recent upgrades in the area.

Mr. Akerly said that may be due to proximity private wells

Mr. LoPiccolo agreed

Mr. Cowen stated that Gloucester has become one of cleanest communities in the past 25 years due to the municipal sewer installation and requirements of advanced treatment in sensitive areas. Future occupants must know that must protect the environment with advanced technology.

Mr. LoPiccolo mentioned a design concern in regards to the placement of the proposed Presby in the same location as the conventional and reserve area. It is the Department's opinion that the Presby does encroach upon the reserve area.

Mr. Akerly stated that the 4' of naturally occurring will not be affected and as written in the Standard Conditions that except for the installed SAS nothing else shall be placed in the area. The Presby is not interfering or encroaching.



Mr. LoPiccolo added that Title 5 always prefers leaching trenches. A Singlair system in conjunction with leaching trenches will eliminate any ambiguity if the proposed Presby is encroaching upon the reserve area or interfering with the installation of a conventional system.

The board discussed if the square footage may be reduced with the Singlair and outside the buffer zone

Mr. Akerly stated that the reductions may be outside the buffer zone.

Mr. Akerly requested formal review of the variances listed.

Mr. LoPiccolo added if the board is comfortable with the Presby

Mr. Rosa stated that the board would need a proper proposal and that they would be more assured to entertain the variances with a Singlair system.

Mr. LoPiccolo stated that past subdivision proposals had performed the water quality regulations prior to getting provisional approval from the board.

Mr. Akerly stated that the area is not a nitrogen sensitive area and that altering the type of system will not necessarily change the septic design. Is the board not comfortable with the proposed design?

Mr. Rosa stated less comfortable with the Presby than the Singlair.

Mr. Cowen and Mr. Harris agreed.

Mr. Cowen asked if there is any required actions for the board

Mr. LoPiccolo said the approval/disapproval of the requested variances.

Mr. Cowen suggested withdrawing the proposed variances

Mr. Akerly asked if the variances would be ok with a proposed Singlair system

Mr. Cowen stated that the water quality regulations would need to be performed first




MOTION: Mr. Cowan stated that all variances have been withdrawn, moves to adjourn

SECOND: Mr. Harris

CLOSE OF MEETING – 9:30 AM

Respectfully Submitted,



Craig LoPiccolo

7/8/2021

Date

Accepted by:

/S/ Frederick Cowan

**Frederick Cowan
Subcommittee Chair**

7/8/2021

Date