



**Meeting Minutes
Gloucester Board of Health
Septic Subcommittee**

March 21, 2017

**3 POND ROAD, GLOUCESTER, MA 01930
Annex Conference Room**

IN ATTENDANCE

Frederick Cowan, Subcommittee Chair; Joseph Rosa, Board of Health member; Rob Harris, Board of Health member; Thorsen Akerley, Health Department staff; Jan and Ed Taylor-Greenberg, Property owner's at 230R Western Avenue; Robert Wofle, Property owner at 10 Waterside Lane; Peter Ogren, Hayes Engineering; Joanne Mercaldi, prospective buyer of 10 Waterside Lane; Sean Malone, Oak Consulting Group

OPENING OF MEETING – 8:30 AM

SUBJECT

90R Hesperus Avenue – Map 192, Lot 19

(Property owned by David & Elena Bean– Represented by Isaac Rowe, Mill River Consulting)

To discuss an alternative design standard approval to allow for a 41% reduction in the size of the leaching field per the standard conditions for secondary treatment units (Design and Installation requirements, 5,a), an alternative design standard approval to allow for a reduction in the depth of naturally occurring pervious material from 4 feet to 2 feet per the standard conditions for secondary treatment units (Design and Installation requirements,5,b), and a local upgrade request to reduce the requirement of two deep holes per disposal area to one (310 CMR 15.405 (1)(k)).

Discussion

Mr. Akerley provides an overview of the property topography and the variances that are being asked for.

Mr. Rosa asks how the request for field size reduction works.

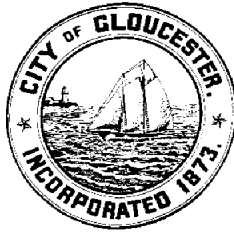
Mr. Akerley explains that it's one of three reductions in system design standards that are granted when using a secondary treatment unit.

Public Comment

None

MOTION: By **Mr. Cowan** to approve the plan as designed, with the variances requested.

SECOND: By **Mr. Rosa**



All in favor – motion carries

SUBJECT

**10 Magnolia Avenue - Map 170, Lot 6
(Property owned by Kettle Cove P C & J LLC and represented by Sean Malone, Oak Consulting Group)**

To discuss an alternative design standard approval to allow for a reduction in the size of the leaching field by 50% per the standard conditions for secondary treatment units (Design and Installation requirements, 5,a) ,and a local upgrade request to reduce the minimum 12” separation from the septic tank inlet/outlet tee to seasonally high groundwater to a minimum of 4”.

Discussion

Mr. Malone provides an overview of the project, the variances requested and unique situation of the condo’s being half in Manchester and half in Gloucester, but the proposed septic system being located in Gloucester.

Mr. Cowan expresses concern over the fact that we have no regulatory authority over the people living in Manchester, and given Gloucester’s more stringent enforcement of Title 5/local regulations, we need to have that authority.

Mr. Malone argues that the condo association would be bound together as one entity and be required to follow the rules we set.

Mr. Rosa asks whether another septic system could be put in Manchester for the condo’s proposed to be built in their town.

Mr. Malone and Mr. Akerley say that it would not be feasible.

There is some discussion over this between board members, but it is determined that there needs to be legal documents drawn up that allows us to have authority over those living in the Manchester condominiums when it comes to the septic system.

Public Comment

None



SUBJECT

10 Waterside Lane – Map 204, Lot 25

(Property owned by Robert Wolfe– Represented by Peter Ogren, Hayes Engineering)

To discuss variances to Gloucester's Onsite Wastewater Regulations to allow a leaching facility to be installed within 200 feet of a coastal resource area (91 feet provided) and within 100 feet of a bordering vegetated wetland (26 feet provided); a variance to Gloucester's Onsite Wastewater Regulations to allow a Waterloo Biofilter to be installed within 100 feet of a coastal resource area (91 feet provided) and 100 feet of bordering vegetated wetland (42 feet provided); a local upgrade request to reduce the requirement of two deep holes per disposal area to one (310 CMR 15.405 (1)(k)), and a local upgrade request to allow for a sieve analysis in lieu of a percolation test (310 CMR 15.405(1)(i)).

Discussion

Mr. Akerley says that there was no notification provided to the current owner at 246 Western Avenue, however we could still do the review of the project and discuss any abutter concerns.

Mr. Ogren provides an overview of the project and general topography of the site.

Mr. Cowan inquires whether a drip dispersal field was considered here.

Mr. Ogren replies that it was not necessary.

Mr. and Mrs. Greenberg-Taylor raise concerns over drainage issues caused by the proposed retaining wall along their property line. Their suggestion is that a French drain should be installed on Mr. Wolfe's property just beyond the retaining wall leading into freshwater cove.

Mr. Cowan asks the prospective buyer if they would be willing to install one as part of the approval.

Mrs. Mercaldi agrees that it would be an acceptable solution to the problem.

There is some general discussion over the site and the approval of the plan. It was determined that the plan could not be approved in its current state and because the abutter at 246 Western Avenue was not notified of the meeting. Once the neighbor at 246 Western Avenue signed a waiver releasing their right to protest the plan and engineering approved the drainage at the site, the plan could be approved, assuming the neighbor was willing to waive their rights. It was agreed that there would need to be another septic review subcommittee meeting to approve the plan.

Public Comment

None



Mr. Cowan: Entertain a motion to Adjourn

Mr. Rosa: So moved

Mr. Harris: Second

Mr. Cowan: Meeting is adjourned

CLOSE OF MEETING – 9:30 AM

Respectfully Submitted,

Thorsen Akerley

Date

Accepted by:

**Frederick Cowan
Subcommittee Chair**

Date