

MINUTES OF MEETING
SHARON BOARD OF HEALTH
March 5, 2014
Community Center

The meeting of the Sharon Board of Health was called to order at 7:35 PM by Stan Rosen, Chair. In attendance were: Chuck Levine, Luba Raynus, Jay Schwab and Ken Zoller.

Also in attendance were Bridget Sweet, Health Administrator and Jim Andrews, Health Agent for Engineering. In addition the following people were present, Cindy Amara of Gelerman and Cabral, David Lewis and Chris Ragnier of Goolston and Stors, Frank Holmes of Stantec, Ivars Apse, Anne Bingham, Cheryl Weinstein Garans and Ed Burr, all concerned residents.

Approval of Minutes

The minutes from the Board of Health Meeting on December 18th were reviewed. There were some small corrections, the addition of “not being able to access the property” and the addition of “residents inquired about reducing the testing”. J. Schwab made a motion to accept the minutes as amended. S. Rosen seconded, all in favor. (5-0)

The minutes of the BOH meeting on January 15th were reviewed. Several spelling errors were observed with Board members names, and the addition of the statement “ he would hire someone familiar with the system” was included in the 45 Arboro Drive Septic Hearing. L. Raynus made the motion to accept the minutes as amended, C. Levine seconded. All in favor (5-0)

Annual Election of Board of Health Officers

S. Rosen nominated C. Levine to become Chair of the Board of Health, K. Zoller seconded. All in favor (5-0)

C. Levine nominated J. Schwab to become Vice-Chair, K. Zoller seconded. All in favor (5-0)

Brickstone Presentation

David Lewis of Goolston and Stors presented the overall Brickstone project to the Board of Health. A brief history of the project was provided, from the 40 B to the Sharon Hills to the current proposal. Mr. Lewis stated that it was also a long term strategy of Brickstone to transfer a large portion of the site to the community as open space, through a partial sale and partial gift transaction. At the annual Town Meeting Brickstone is hoping to have an amendment to the Zoning By Law to build 98 single family homes on over 100 acres by right.

Mr. Lewis stated that Brickstone would require a public hearing with the Planning Board as well as attend meetings with FINCOM. It was also stated that a development agreement was being finalized between the BOS, Town Counsel and “Brickstone”.

Mr. Lewis outline the proposal touching on the water pressure, affordable housing mitigation, what portion of the land would be for CONCOM, stated that a portion of the land would be gifted, another portion to be purchased and the wastewater component of the project.

It was stated that the benefits of the project for the Town were the transfer of open spaces, the 220 plus acres, development restrictions on the land, easements for trail networks, enhanced access to Rattlesnake Hill, and protection of natural resources. The project will be designed for low impact design. There will be a package treatment plant for the 98 homes, opposed to 98 single septic systems. Also there will be a gift to the Town's affordable housing account in the amount of \$250,000. The bedroom count is 377 for all the homes, with the average home being 3.85 bedrooms.

Concerns were raised from the Board as to when they would be able to see the plans for the WWTP (wastewater treatment plant) and how this would pertain to the Development Agreement. The Board is concerned that by the time they have access to review the Development Agreement, it would have already been signed by both parties and would be a done deal. C. Amara (Town Counsel) stated that the timeframes have not been decided, but that this was the Board of Selectmen's purview.

It was stated that the BOH was very instrumental during the Sharon Commons MOU, and that at that time the developer provided funds for an independent consultant. He would like Brickstone to provide the same. Mr. Lewis stated that he would bring this concern to light with the developer.

S. Rosen also stated that in Article 7 of the Sharon Board of Health Regulations, as well as MCL Chapter 41 Section 81 U that the BOH must approve these plans. The Board must be in receipt of these plans, for review, comment and approval or disapproval. D. Lewis stated that this is simply an informal presentation prior to Town Meeting, and that the plans will be submitted following all applicable rules and regulations. Brickstone is fully aware of the process that they must follow, and they are not looking to circumvent any Board.

Frank Holmes of Stantec was introduced and he gave an overview of the WWTP. This will be placed on the Eastern Portion of the Site. (Stantec is a large firm which provides Planning, Landscape Architecture and Civil Engineering to clients across North America). This WWTP, located on the eastern portion of the site will be designed for 42,000 gpd to receive the wastewater from all 98 proposed homes. This site was selected due to the permeability of the soils, perc rates and depth to groundwater. This is adjacent to the wetlands. The WWTP will consist of a collection system, gravity sewer and two proposed lift stations. The sewerage would be pumped to the WWTP where it would undergo pre treatment, biological and chemical treatment, membrane filtration, ozone and uv disinfection prior to be introduced to the leaching field. The storm water would be in a separate system from the WW. This design is based off of extensive soil testing, hydro testing and mounding analysis based on an 85,000 gpd system. This system would require a Groundwater Discharge Permit and approval from MA DEP. Mr. Holmes went into greater detail about the pretreatment of the effluent, stating that it would meet Class 1 Groundwater Standards and Class A Surface Water Standards, and that it Massachusetts membrane disinfection is not required. The engineers decided to place the

membrane disinfection and to exceed minimum standards due to the sensitivity of the area. This WWTP would be owned by the homeowners association and there would be an escrow account established for the operation and maintenance.

Monitoring wells would be installed up gradient and down gradients of the WWTP. The exact locations would be determined with DEP. It has been modeled that the water flows to the southwest towards the wetland. Discussion continued as to the impact of the groundwater near the leaching field, potential impact of private wells in the proximity of the leaching fields, and if additional wells would be placed. Ed Burr of Coach Lane stated that the wetland being referred to is a pond, and that he is very close to this pond. He stated that water is running constantly, and all the water that would be flowing to the pond will now be diverted to the WWTP. Another resident, Ivars Apse stated that the setbacks referenced are not feasible, and are not great enough for a commercial setting.

Mr. Holmes stated that the homeowners are responsible to provide the funding for the WWTP, and the Board inquired if there would be an account set up in case the abutting neighbors were negatively impacted and their water was compromised? What are the assurances for the abutting neighbors that they will not be impacted? Anne Bingham of Cedar Street stated that she has concerns with the HOA and that they would not be equipped to handle the demands in case of an emergency, that HOA are not prepared to be the utility.

Mr. Holmes stated that no homes would receive an occupancy permit until the WWTP was functional. It is possible that the WWTP could be phase dependent on the market conditions. Treatment trains can be scaled to the market conditions. It was stressed that the WWTP must always be operational, and originally Brickstone would have ownership of the WWTP, with developers buying into the plant. At a future date the plant would be transferred to the HOA. Concerns about the phasing in of the plant were brought up and discussed.

Discussion surrounding the WWTP and how much water the plant would require, the plant would require a washdown station and a bathroom.

If monitoring wells detect failures, then the wastewater operator would work with DEP to identify the source/equipment. The WWTP will be designed with redundant equipment to attempt to circumvent failures. Concerns about flooding and an increase in water flow to the wetland were brought up, and Mr. Holmes stated that the water mounding analysis was for 98,000 gpd, and there was no effect on the wetland with those calculations. Again, he stated that the quality of the effluent would meet drinking water standards.

Mr. Holmes gave an outline of the water service to the proposed development. A booster pump would be required to ensure adequate water pressure, and this pump would also allow an increase in 8 abutting homes on Mountain Street. This pump would be located in an underground vault, in the right of way. A new water main would be provided, and the Town of Sharon would own the water line and the pump station.

The Board of Health reiterated the importance of having a consultant on hand to review the plans when they were ready to be submitted. The BOH can't approve conceptual plans. David Lewis

stated that he would certainly bring back the BOH concerns to Brickstone, and that the next step for the project was to present to FINCOM.

J. Andrews stated that at MacIntosh Farms abutting homes were also sampled regularly to ensure that the water quality is not impacted, and the BOH can look into that option.

Budget Review

95% of the Budget is salary driven. S. Rosen advised B. Sweet to pull the uncontrollable numbers out of the budget, and have two separate budgets. There was also a calculation error in the FY15 Salary sheet. S. Rosen made the motion to approve the budget with the removal of the uncontrollables, and the clarification of the noted error. J. Schwab seconded, all voted in favor. (5-0)

Motion to adjourn at 9:45
Respectfully Submitted,
Bridget Sweet