

Sharon Board of Health Meeting Minutes

Sharon Community Center

Conference Room

7:00 PM

March 2, 2016

Present: Ed Welch, Luba Raynus, Ken Zoller, Chuck Levine, Jay Schwab, Beverly Anderson, Jim Andrews

Other: Rem Davidson, David Katz, Rene Gagnon, Don Shotz

The meeting began at 7:00 pm. The Board discussed the minutes from January 27, 2016. Raynus asked that the text be corrected to note that Chuck Levine asked about overtime issues, and asked that a sentence describing Raynus' interest in finding out what staff were doing should be changed from "finding out what staff were doing on a day-to-day basis" to "find out what current staff priorities were first." Raynus also noted that Chuck Levine had brought up the issue of staff overtime and that should be corrected in the minutes. The Board then reviewed the minutes from February 11, 2016. Levine indicated that the 3rd paragraph should not say that he was "resigning" the role of Chair at the meeting, but that he "relinquished" the role of Chair with Ed Welch as Interim Chair. The Board also asked that Anderson's note regarding an upcoming planning meeting with Health Department staff and Ken Zoller be included in the minutes.

A complaint filed by Mr. Drew Wollman regarding dogs on town beaches was discussed. Wollman expressed concern that the signs on the beach area limited dogs to a walking path, not the beach itself. Schwab reviewed the past Board decisions on the matter, and noted that while an all year ban on dogs was discussed, the final decision was to limit swimming season access. The Board asked that a record be kept of any complaints, and that the signage that Mr. Wollman had mentioned be checked. The issue of dogs present in the boat landing area and potential impacts to water quality was also discussed.

A list of past Board of Health decisions was presented and discussed.

An article on the Zika virus and mosquito control measures and efforts was discussed. The Board approved the article with the changes noted on the draft and asked that the article be placed on the Health Department web page and also sent out to a town email list.

A list of office procedures was given to the Board. Welch asked that the text be given to the Board.

At 7:30 pm, a hearing was opened to consider a variance request related to 71R Glendale Road. David Katz, the current owner described the proposed septic plans, possible use of an easement on a neighboring property, and past use of the plot where a new system would be installed. Katz noted that a barn had been on the 71R site previously, and that the property was not within the 125 foot wetland buffer zone. Rene Gagnon from Outback Engineering reviewed the plan for a 4 bedroom house, including a variance from Title 5 and Article 7 for a mounded system. The mounded system would be

necessary to address current requirements for leaching field depth to groundwater requirements; an additional 8 inches of leaching area would be needed to meet regulatory requirements for 4 feet of naturally occurring soil. Andrews described his concerns about the proposal, including: 1) the proposal was for a new building lot for which a variance was not usually granted; 2) mounding to address the groundwater concerns constitutes new construction in fill for which there is no precedent; 3) the proposed easement to allow a reconfiguration of the system current in place at the owner's adjacent home lot was not optimal given issues with property lines. Gagnon said a review of the property line issues was carried out with Zoning and no issues were raised. Katz noted that there have always been 2 existing lots, i.e., that a new lot has not been created. Andrews argued that the proposal creates two precedents including the mounding in new construction and the use of an easement on another lot. Gagnon noted that he had found "on more than one occasion" that new properties have had approved systems that were raised above the existing grade, including a site on the H68 Morse Street subdivision. Andrews noted that legally binding language related to the proposed system and easement would need to be developed to address potential problems with the eventual sale of the home. Levine asked if there were any deed restrictions on the 71R property. An abutter, Davidson, expressed his concerns about the lot and complained of water pooling at his home. Davidson stated his opposition to development of a new lot; Katz noted that a barn with bathroom had been on the lot previously. Andrews noted that swales might be installed to divert water from the neighbor's property. After additional discussion, the Board agreed to continue the hearing at the next Board of Health meeting on March 23, 2016. Raynus moved to continue the hearing, Levine seconded, all voted in favor.

The Board next opened a hearing to discuss conditions at 12 Bradford Avenue in Sharon, a rental unit owned by Donald Schotz of Plymouth Mass. Anderson had provided the Board with a history of problems at the rental property found during inspections over the past years. Schotz provided the Board with a schedule of repairs and committed to ensuring resolution of all violations and compliance with the housing code as of April 30, 2016.

Sheila Miller, Public Health Nurse for the Health Department, described current projects including work with the Sharon Middle School nurses on health screenings, work with the drug coalition, and development of a food pantry project.

Anderson presented a letter from Temple Kol Tikvah requesting relief from the \$75 food permit charged to all non-profit organizations maintaining an on-site kitchen. Board members discussed maintaining the \$75 charge and denying the request.

Anderson briefly reviewed documents on licensing issues, but suggested the issues be addressed at an upcoming meeting due to time concerns, to which the Board agreed.

A draft operational plan was submitted to the Board, but was scheduled for discussion at an upcoming meeting.

Future meetings agreed upon by the Board included meetings on April 13th and May 25th of 2016.

Zoller motioned to adjourn the meeting; Levine seconded; all voted in favor. The meeting ended at 9:30 pm.