

BOH Meeting Minutes 11/20/19 (6:00pm)

Present were: Chairman Maxim and Member Spratt. Absent were: Member Poillucci and Agent Bernardo. The meeting was called to order at 6:03pm. LakeCam was present to record.

4 Beechwood Ave – Meet with Foresight Engineering to discuss local upgrade request. Darren Michaelis from Foresight Engineering was present for discussion. Chairman Maxim reminded Mr. Michaelis that since there were only two members present it would need to be a unanimous vote. If the vote is 1 to 1 the motion will fail, so he has the option to continue until the next meeting. Mr. Michaelis said this was a failed cesspool with the owners wanting to tie into the new water supply. It is deed restricted to two bedrooms due to proximity to neighboring wells (68' from one neighbor, 95' from the other). They can't get any further without a property line variance and they are further away from this system than their own systems. Revised plans will be required to show both variances (one is missing). There was a discussion regarding the plan. Mr. Michaelis is using high capacity chambers since they were more stable and with limited space there is potential for someone driving over them. A revised plan will be submitted showing both variances.

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the sewage disposal upgrade design plan for 4 Beechwood Ave.
with two local upgrade requests for setbacks to wells after revised plans are submitted.
Unanimous approval

10 Beechwood Ave - Meet with Foresight Engineering to discuss local upgrade request. Darren Michaelis from Foresight Engineering was present for discussion. This is another 5,000sf lot, but with the house close up front and the slope is better. The surrounding wells are closer to their own systems than this one will be. The high capacity chambers will be used here as well. A two bedroom deed restriction will be required. The health agent had asked that the design flow be under 330. Mr. Michaelis over designed the system with a flow of 346, which would slightly encroach on the well (about 2'). He felt it could be overdesigned if it was going to be deed restricted anyway. There was a discussion regarding the design. Mr. Michaelis said he could revise the plan and make a smaller system if that's what the Board wanted. Chairman Maxim said if you had a 5,000sf lot with no wells and could fit 20 chambers, he would be all for it. He agreed that the bigger design is better but it affects three wells, and asking for 20 chambers when you only need 12.

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the proposed septic upgrade at 10 Beechwood Ave. with the three local upgrade variances with the caveat that the plan is revised to remove one back row of chambers and one side row.
Unanimous approval.

12 Beechwood Ave - Meet with Foresight Engineering to discuss local upgrade request. Darren Michaelis from Foresight Engineering was present for discussion. There was one abutter notified whose well was down gradient. Mr. Michaelis said if they were going to go with the same basis [as the previous property] he could eliminate the last row of chambers and have 15 chambers rather than 20. There was a brief discussion regarding the proposed plan.

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:
Voted: to approve the proposed sewage disposal upgrade design at 12 Beechwood Ave. with the 1 variance local upgrade request and contingent upon a revised plan removing the final row of chambers (reducing it to 15) and adjusting any setbacks along with it.
Unanimous approval.

6 Violet St - Meet with Foresight Engineering to discuss local upgrade request. Darren Michaelis from Foresight Engineering was present for discussion. Abutter notification cards were submitted. This is a failed cesspool; there is one well affected 85' away. There is no well on this property and they are tying in to year round water. Chairman Maxim had a few questions; he said the groundwater seems to be off. The groundwater was 95 and will be reflected as such in the revised plans. There was a discussion regarding the plan.

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:
Voted: to approve the proposed sewage disposal upgrade design at 6 Violet St. with two local upgrade requests and minor revisions to be made.
Unanimous approval.

415 Millennium Circle - Review and comment on Board of Appeals Petition. Jamie Bissonnette from Zenith Consulting Engineers and Dominick DeMartino from Twisted Growers were present for discussion. There will be 10-15 employees for shifts running 24/7 and 365 days a year. Chairman Maxim asked if there would be any other security other than 24/7 camera surveillance. Mr. DeMartino said there would be a security guard as well but wasn't sure if it would be 24/7 coverage. Chairman Maxim asked if everything was indoors and sealed and if there would be exhaust filters. Mr. DeMartino said he understood there was zero tolerance for smells. There will be charcoal filters and they will be looking into the newest technology to eliminate smell. There was a review of the proposed plan. Chairman Maxim said that it was considered a change in use since they are changing the use of the building. He asked if there had been a Title V inspection done. A Title V inspection was done when the property was purchased about 5 years ago. The regulations require a Title V inspection when there is a change in use of a building. There was a discussion regarding the waiting room which would be used for dispensary owners to conduct business. There will be no dispensary on site. Chairman Maxim asked what the requirements were from the State for employees. Mr. DeMartino said when you apply; you are consenting to a background check. Background checks will be conducted to see if an applicant is suitable. Chairman Maxim asked if there were guidelines set by the State as to what "suitable" is. Member Spratt said in some states you needed a license

to work in these types of facilities. Mr. Bissonnette said in the Zoning Board of Appeals packet there is an employee handbook with requirements. Chairman Maxim asked if there were overhead doors so everything could be loaded inside. There will be a fenced area where a vehicle will enter and be locked in and proceed to a port where cargo can be picked up, but there is no area where a vehicle can back inside the building for pick up. They have not applied for a delivery license, only cultivation and processing. The dispensaries will be responsible for their own transport. This will not be a facility with tractor trailers in and out all day, there may be a few vehicles a week. Required inspections will begin once the facility starts growing. There was a discussion regarding waste water and product waste. Mr. DeMartino welcomed any input other facilities would have for product and water waste. He also explained the entrance gate would have a call box as well as a keycard system for entry.

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to send a letter to the Zoning Board of Appeals that the Board of Health finds no problems with the application other than our own inspections and a Title V inspection .
Unanimous approval.

Approval of Betterment loan 9 Wisteria St. -

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the betterment loan in the amount of \$17,591.40 for 9 Wisteria St. for repair of their septic system.
Unanimous approval.

Approval of Betterment loan 50 Cross St -

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the betterment application for the septic repair costs at 50 Cross St. totaling \$24,460.98.
Unanimous approval.

Discuss Board of Health Agent's position - Current Health Agent Kevin Bernardo has given his two week notice. The position is currently being posted for 1 week internally and will then be posted externally. Requirements would include housing and food inspections, septic inspections and Title V, inspection of tanning salons and tattoo parlors. Chairman Maxim thanked Agent Bernardo for time at the Lakeville Board of Health and doing an excellent job.

Review and approve Board of Health meeting Minutes from November 6, 2019 as typed –

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the Board of Health meeting minutes from November 6, 2019 as typed.

Unanimous approval.

Review and approve Board of Health meeting Minutes from November 16, 2019 as typed –

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to approve the Board of Health meeting minutes from November 16, 2019 with date amended to 2019.

Unanimous approval.

Adjournment –

Upon a motion made by Member Spratt, Chairman Maxim stepped down to second, it was:

Voted: to adjourn.

Unanimous approval.