

TOWN OF GROVELAND  
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**BOARD OF HEALTH  
MEETING MINUTES  
Thursday, November 18, 2021**

**ATTENDEES: Deborah Kadar-Hull, RN, Chairperson  
James Stepanian, Member  
Rosemary Decie, RS, Health Agent  
Lori Bentsen, Administrative Asst.**

This Board of Health meeting was held in the main meeting room at town hall. Selectman Jason Naves was also in attendance.

Meeting Open: 6:39 PM

**AGENDA:**

The first agenda item is 4 Yemma Rd., 1 variance request. The septic system designer and homeowner were not in attendance, therefore, the Board decided to address 206 King St., 2 variance requests. Jim Scanlan, PE, Scanlan Engineering LLC, PO Box 906, Georgetown, MA was in attendance to discuss variance specifics with the Board. Jim told the Board this is a 4 bedroom dwelling, there are wetlands on this property and a shallow well. Jim said he is proposing a leach field 13'x63', we are 66' from wetlands and the homeowner is planning on drilling a new well because occasionally the existing well goes dry. Jim said due to wetlands and several areas with ledge, there is a limited area for the septic system. Jim said he has filed the GNOI with the Conservation Commission and hopes this property will be on Conservation Committee meeting agenda for December 8. The septic system will be standard stone and pipe and we are 102' from the proposed new well. Jim told the Board that the new well must be installed and known to be potable before the septic system is installed because the existing shallow well is less than 100' from the new septic system. Jim said the homeowner plans are using the existing well for irrigation and meets regulation criteria. The two (2) variance requests are;

1. REGULATION: 310CMR15.212(1), REQUIRED: 5 FT TO ESHGW PERC < 2 MIN/IN, PROVIDED: 4 FT TO ESHGW (LAU)
2. TOWN OF GROVELAND REGULATION B (III)(10)(b), REQUIRED: 100 FEET BETWEEN SAS AND WETLAND, PROVIDED: 66 FEET BETWEEN SAS AND WETLAND

Stepanian made a motion to approve two (2) variances for 206 King St. pending approval from the Conservation Commission, Kadar-Hull seconded and it was a unanimous vote.

Next the Board addressed 769 Salem St., 1 variance request. Jim Scanlan, PE, Scanlan Engineering LLC, PO Box 906, Georgetown, MA was in attendance to discuss the variance with the Board. Jim told the Board this is a 4 bedroom dwelling and is in failure and the property abuts Meadow Pond. Jim said he has filed a GRDA with the Conservation Commission and the property is on the agenda for the Conservation Commission's December 8th meeting. Jim said he is proposing a Presby Enviro-Septic system with a leach field 37'x18 3/4'. Jim said he needs to do a Presby system because of the slope on the lot. The variance request is;

1. REGULATION: 310CMR15.212(1), REQUIRED: 4 FT TO ESHGW PERC > 2 MIN/IN, PROVIDED: 2 FT TO ESHGW W/A PRESBY SYSTEM

Kadar-Hull made a motion to approve one (1) variance for 769 Salem St. pending approval from the Conservation Commission, Stepanian seconded and it was a unanimous vote.

Next the Board addressed 4 Yemma Rd., 1 variance request.

Rosemary said that she would inform the Board on this property because the system designer was not able to attend the meeting this evening. Rosemary told the Board that the plan had several issues that needed to be corrected as the designer did not take into consideration Board of Health regulations. Rosemary told the Board that she was concerned with the five foot over dig up against the existing foundation. Stepanian asked Rosemary what type of foundation does this house have and Rosemary replied poured concrete. Rosemary said the designer has proposed an impervious barrier up against the foundation. Rosemary said Title 5 regulations require a 20 foot setback of the leach field to a dwelling foundation and the designer is requesting a 5 foot variance. Rosemary told the Board that she asked the designer why can't we move this a bit and have at least a 10 foot offset from the foundation and a five foot to the property line. Stepanian said that makes more sense to him. Rosemary said as the Board can see from the letter to the designer dated 10/14/21, there are several issues on the plan that need to be addressed and corrected. Rosemary said the plan does not show where the existing septic tank is located and that the system has not been designed for a garbage grinder. Rosemary told the Board that we also need to know specifically where the water line is located. Rosemary told the Board that she had a phone conversation with the designer earlier today and he informed her that he does not want to move the system. Rosemary said she suggested to the designer that he could ask the Board for a variance to the town using 110 GPD/BD which would make the leach field smaller. Rosemary told the Board that when she was

conducting the soil testing with the designer, she was in total agreement with him that the system needed to be placed in this location because if we go to the opposite side of the property we would have to remove 8 feet of fill and replace it with sand which would be a huge expense for the homeowner. Stepanian said he agrees that the leach field is too close to the foundation and there is the risk of impact to the foundation wall with excavation being so close to the foundation. Rosemary said she also has concerns with the impervious barrier. Rosemary said effluent doesn't just go straight down, it also flows horizontal so depending on how deep your impervious barrier is, effluent can still get underneath. Stepanian said that is correct and it will seep into the cellar floor. Stepanian said we have to protect the future buyers of this house from potential problems. Rosemary told the Board that she has offered viable solutions to resolve many of the issues. The Board agreed and said they do not want the future homeowner to have problems. Stepanian made a motion to deny the proposed septic system plan for 4 Yemma Rd., 1 variance request; 310CMR15.405(1) TO ALLOW AN OFFSET DISTANCE LESS THAN 20' FROM THE LEACH FIELD TO THE FOUNDATION. AN OFFSET DISTANCE OF 5' IS REQUESTED. A revised plan with the health agent's recommendations shall be submitted, Kadar-Hull seconded and it was a unanimous vote.

Fourth agenda item is Monday evening staff hours. Kadar-Hull said that the Board of Selectmen have decided to reinstate the town hall to be open to the public on Monday evenings until 8 PM. Rosemary told the Board that she has a commitment on Monday evenings. Kadar-Hull stated that Lori worked on Monday evenings until 8 PM in the past but said 6 PM will suffice. Kadar-Hull made a motion for Lori to work on Monday evenings until 6 PM, Stepanian seconded and it was a unanimous vote.

Fifth agenda item is mask mandate and covid protocols. Stepanian asked have covid cases in Groveland come down. Kadar-Hull replied that cases have not come down and are continuing to increase. Kadar-Hull said as of today we have 27 cases and 4 probable waiting on test results. Kadar-Hull made a motion that due to the increasing covid cases in Groveland the mask mandate will continue for all town buildings until further notice, Stepanian seconded and it was a unanimous vote.

Kadar-Hull asked Lori if she has put in for the hours that she is working at this Board meeting tonight. Lori said yes she did. Kadar-Hull asked Rosemary if she has also been putting in for all the hours that she is working and Rosemary said yes. Kadar-Hull and Stepanian said both employees have to be paid for the hours that they work.

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Next the Board addressed review minutes for approval. Kadar-Hull made a motion to approve meeting minutes of September 9, 2021 as amended, Stepanian seconded and it was a unanimous vote.

Lastly, the Board interviewed Anita Wright, RN, for the public health nurse position. Kadar-Hull said that Anita was the public health nurse for Groveland for 27 years and decided to retire. Kadar-Hull stated that the Board posted and advertised the public health nurse position and only received three resumes. Kadar-Hull said it is very difficult to recruit nurses at the present time. The Board and Anita discussed her nursing credentials and experience. Anita told the Board that she worked at Brigham and Women's Hospital in Boston and at the same time was able to work part time as the public health nurse for Groveland. Anita told the Board that she retired from Brigham and Women's Hospital after 19 years of service in 2014 and continued to work as Groveland's public health nurse until she decided to retire in 2018. Kadar-Hull said Anita has graciously offered to come out of retirement to help us as we are in a covid pandemic. Kadar-Hull informed Anita that she will ask the town residents at town meeting on December 6 to approve an additional 6 hours for the public health nurse position. Kadar-Hull stated that the additional hours are desperately needed due to the covid pandemic. Kadar-Hull and Stepanian said Anita certainly has the qualifications and experience. Stepanian made a motion to hire Anita Wright, RN, for the public health nurse position, 12 work hours per week at \$35 per hour.

Meeting adjourned: 8:46 PM

Next Board of Health Meeting will be scheduled as needed.

Meeting minutes transcribed by Lori Bentsen, Administrative Asst.

Board of Health approved minutes 12/15/21