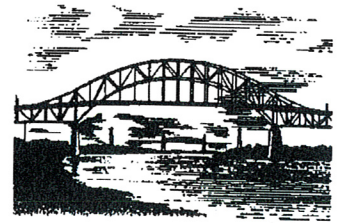


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TOWN OF BOURNE BOARD OF HEALTH

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TOWN CLERK BOURNE

MINUTES July 28, 2021

Meeting was called to order at 05:30pm

1. **Members in attendance:** Stanley Andrews, Chairman; Galon Barlow Jr, Vice Chair; William Meier, Clerk; and Barbara Princiotta. **Support Staff in attendance:** Terri Guarino, Health Agent; Kaitlyn Shea, Health Inspector; and Stephanie Fitch, Health Inspector.
2. **Neighborhood Revitalization Project--Terri Guarino, Health Agent to provide information and updates.** This program is called the Neighborhood Renewal Division (NRD) and was formerly called the Abandoned Housing Initiative through the office of the Attorney General. The program assists municipalities in addressing abandoned or neglected properties that pose a health and safety risk by working with the housing court and appointing specific receivers. The Health Department has several distressed properties ready for referral and looks forward to working with the NRD for future properties as well.
3. **CONTINUED from July 14, 2021--Region specific discussion on areas of concern of drinking water supplies. Information on Joint Base Cape Cod Air Force Civil Engineer Center (AFCEC) Remedial Investigation to characterize the nature and extent of Per- and Polyfluoroalkyl Substances (PFAS) contamination presented by Rose Forbes, P.E., GS-13, DAF Remediation Program Manager and discussion with Bourne Water District.** Ms. Forbes presented that DERA (Defensive Environmental Restoration) has a rapid contract to get the water main project going. Joint Base Cape Cod has to do an engineering cost analysis and within the next month or two things will progress once the contract is in place. Bob Prophet, Bourne Water District, will be taking a step back on the project and will supervise the project on site in collaboration with the Air Force Base. Mr. Andrews asked if the water district will be operating the water main once it is installed, and that is correct. If properties are not taken care of financially through the base then the Bourne Water Commissioners are looking to take care of it for them. Mr. Andrews says that this is good for the long-term and asked what the timing is for it to be completed. Ms. Forbes said that she thinks the project will be done by December or up to six months. Mr. Prophet said that materials were out 12-16 weeks in the supply chain so that could cause some delay. Mr. Meier asked if it was engineered out to cover all eight houses on the street. Mr. Prophet said each house might need pressure reducing valves and it will likely need a 6" main at 90psi and that pressure isn't a concern. There was no public comment.
4. **1092 Shore Road--Matthew Tardif on behalf of the 1092 Shore Road Realty Trust— CONTINUED from July 14, 2021 - requesting a waiver from the Board of Health regulations for the continued use of the existing septic system to accommodate proposed addition of a closet to the existing master bedroom. The existing septic system does not meet all the setback requirements of 310 CMR 15.00, title 5 as per attached letter dated September 17, 2010 for the permit 101-10. Matthew Tardif is seeking the Waiver on the grounds that this is non bedroom space and doesn't change the existing load on the septic system.** Mr. Tardif presented that this project is a simple 10'x15' addition to the gable end for the house to be a walk-in closet for the master bedroom. The foundation underneath will be used as a self-contained storage unit with no access to the rest of the

basement. When asked for comment Mr. Andrews asked that he informs the owner that 'not even a dog house more' because there are multiple resource areas surrounding the lot. Miss Princiotta made a motion to approve for Matthew Tardif on behalf of the 1092 Shore Road Realty Trust a waiver from the Board of Health regulations for the continued use of the existing septic system to accommodate proposed addition of a closet to the existing master bedroom. The existing septic system does not meet all the setback requirements of 310 CMR 15.00, title 5 as per attached letter dated September 17, 2010 for the permit 101-10. Matthew Tardif is seeking the Waiver on the grounds that this is non bedroom space and doesn't change the existing load on the septic system referencing the architectural drawings dated received July 28, 2021. Mr. Uitti seconded the motion. All members were in favor and the motion to approve passed unanimously.

5. **64 Williams Ave – Peter McEntee P.E. on behalf of owners Samuel and Mark Carchidi - Requesting relief from State and Local Board of Health Title 5 requirements. Variances requested include a 4 foot variance from the leaching facility to the side property line, a 5 foot variance from the leaching facility to the front property line, a 5 foot variance from the septic tank to the side property line, a 9 foot variance from the leaching facility to the cellar wall, a 5 foot variance from the septic tank to the cellar wall, a 74 foot variance from the leaching facility to a Bordering Vegetated Wetland, and approval of 4 feet of cover over the leaching facility.** Mr. McEntee described this as a voluntary upgrade because the property is changing between immediate family members and the Mr. Andrews asked why this system doesn't have advanced treatment when it is on a pond. Miss Guarino described the system and the neighborhood. Miss Princiotta made a motion to approve 64 Williams Ave on behalf of owners Samuel and Mark Carchidi on the basis that this is a voluntary upgrade and contingent upon using the plans modified this evening that include a 40 mil polyliner along the base of the foundation. Mr. Meier seconded the motion. All in favor and the motion to approve passed unanimously.
6. **25 Phillips Rd – Jean L.R. Kampas on behalf of owner Janet L. McGregor, Trustee of The 25 Phillips Rd Realty Trust- Requesting extension from Board of Health ordered 2 year septic upgrade due failed Title 5 Inspection report dated May 8, 2019.** Attorney Kampas explained the situation of the property being held in a trust with seven family members and apologized for the family not being present at the public meeting back in 2019. Ms. McGregor has hired Flaherty & Stefani for engineering services and Pinnacle Site Contractors to do the installation and the percolation test. The perc test application was mailed and an electronic copy was provided as the first step. The family is still deciding what to do with this property as it's old and in need of renovations. They would ideally like to do the septic upgrade and renovations at the same time to disturb the site as little as possible. The property is used on a seasonal basis with only 4-5 family members there at a time and per the Title 5 Inspection Report they use minimal water. Mr. Andrews clarified the water use of 27 gallons/ day is only during the times of occupancy and stated his familiarity with Chapter 201 of the Acts of 2020. There were no attempts made to contact the Bourne Health Department during this time and there was no actual permit issued. Attorney Kampas said that the definitions within the pandemic legislation are very broad and give about five years for homeowners. Mr. Andrews said they will often give extensions and are happy that a perc test was applied for and that they have hired an engineering firm and local contractors to complete the job. Mr. Meier would like the owners' agent to provide the Health Department with a progressive timeline and Mr. Andrews agreed. There was further discussion about a timeline including Mr. Tim Traub who is the custodian of the property and was also in attendance. It was understood that there would be open communication, a perc test scheduled within 30 days, and have the designed septic upgrade before the Board of Health for approval within six months or the first meeting in February. These plans should be adequate and designed by an engineer, Mr. Barlow Jr. added. There was no public comment. Miss Princiotta made a motion to approve a 6 month extension with milestones of a perc within 30 days and a designed septic upgrade before the Board of Health for approval by the first meeting in February 2022. Mr. Uitti seconded the motion. Miss Guarino clarified that this means that the applicant will need to have their plans heard by the Conservation Commission prior to the Board of Health to delineate the resource areas. All members were in favor and it was a unanimous vote to approve the extension.
7. **54 Valley Farm Rd – Robert Dewar on behalf of owners Jeffrey B. Shelkey and Joanne M Willey – Requesting variances to Bourne Board of Health Well Regulations section 5.0 (2) and section 6.0.**

Variances requested include using an existing onsite domestic well where the placement is known to be over a known plume of contamination or in the direct path of an advancing plume of contamination and submitting to the Board a pumping test result for review and approval. Mr. Dewar and Shelkey were present. Mr. Dewar explained that this was a property with two residential units, a one-bedroom cottage and a 2 bedroom house. The plan is to raze and rebuild the two bedroom house and add a bedroom. The new house is a pre-fabricated house that is already built and being stored in Vermont. Both residential units are served by the same private well. This well currently tests below the State and Federal PFAS regulations. They are requesting that they be exempt from the water quantity test because performing that test may cause them to break into the PFAS plume that is currently below the well. They are seeking approval for a building permit to pour a new foundation for the house. There is a new septic system being installed as well. Once the water main is installed along Valley Farm Rd, the owners will connect. Ms. Princiotta made a motion that due to Agenda Item No. 3, variances are no longer required and that the Health Agent sign the building permit contingent upon connection to the water main. No occupancy permit will be granted until the property is connected to the municipal water main. Mr. Uitti seconded the motion. All members were in favor and it was a unanimous vote to approve the motion.

8. **Approve minutes**— The minutes from the previous meetings dated May 26th, June 9th, July 6th, and July 14th were continued.
9. **Set tentative date for next meeting and adjourn**—the next meeting will tentatively be scheduled for August 11, 2021 at 5:30pm. Mr. Barlow Jr. made a motion to adjourn the meeting. Mr. Uitti seconded the motion. All were in favor and the meeting adjourned at 6:46 PM.

Taped & Typed by Health Department Staff

Edited by Terri Guarino, Health Agent and Stephanie Fitch