



TOWN OF LANCASTER BOARD OF HEALTH

Friday, October 20, 2023, at 9:30am

Meeting Minutes

Meeting Start time- 9:30am, called to order by Chairman Paster

BOH Members in Attendance: Jeff Paster- Chair, Melinda Apgar- BOH Member,
John Farnsworth- BOH Member

Others in Attendance: Bill Brookings- NABH Agent, Samantha Zediker- Intake Coordinator,
Kelly Dolan, Health & Human and Services Director, Brian Keating-
Planning Director, Victoria Petracca- LAHT, Frank Streeter- Resident,
Greg Brackett-

Documents shared in meeting:

- 0 Hilltop Preliminary Subdivision Plan
- 370 Goss Lane- Geothermal Plan
- NEDT- Household Hazardous Waste Email

Scheduled Discussion:

1. Permits:

- a. 16 Burbank Lane- Distribution Box replacement
 - i. Result of title 5 inspection report (Conditional pass)
 - 1. OUTCOME: BOH approves Bill to draft permit and sign

2. Title-5 Inspection Reports:

- a. 16 Burbank Lane- Conditional Pass

3. Discussion:

- a. 0 Hilltop Road- Preliminary Subdivision
 - i. The Preliminary Subdivision Plan will go before the Planning Board on 11/13/23.
 - 1. Comments on the plan from BOH must be submitted to the planning board by Friday, October 27th, 2023.
 - 2. The planning board is looking for comments from each department.
 - ii. NABH Agent Bill Brookings review- each lot (18- single family homes) is proposed to have a private well and on-site septic systems. Wells and septic systems must meet current state (Title 5) and local (Lancaster BOH) regulations.
 - 1. BOH would be looking for a letter from town water and town sewer stating if services are available/not available.
 - 2. Project location is to the west of 679 George Hill Rd and the entrance to the sub-division is just to the west of the “Carriage House”.

3. Perk test- 30 – 60 minutes per inch (this will require large sized raised systems to be installed, larger rates increase size)
 4. Water table- running about 2-feet throughout.
- iii. Comments:
1. BOH Member John Farnsworth-
 - a. John will review the plans this week to determine any follow-up questions.
 - b. Large number of French drains (installed in 1908) in the carriage house (parcel outside of the subdivision) area.
 - c. Hydraulic Study
 - i. BOH doesn't require any studies since these are proposed single family homes/flow. There typically would be no groundwater mounding study needed.
 - ii. Homes with street frontage reported dry wells in the past.
 1. These new home wells were reported to be incredibly deep, and low producers and didn't have the best water quality.
 2. BOH Member Melinda Apgar questions-
 - a. Are the wetlands taken into consideration?
 - i. The developer, engineer and Conservation Commission need to agree with the wetlands lines so that proper wetland resource area offsets can be set, and offsets held to wells and septic system (Bill Brookings input based on what we have seen thus far).
 3. Resident comment-
 - a. Previous property plan use(s)→ Unapproved subdivision of 23 lots, Hillside is a mix of ledges and clay, which creates a lot of water flowing of the ledges and the clay is impermeable. Surrounding wetlands have piping that was put in to try and keep the big house dry (unsure if pipes are working or have been broken in construction)
 - b. Previous unapproved 23 lot sub-division → Issues with proposal of how to fit into the wetlands- sent back by the pervious planning board to re-do plans (supposition)
 - c. Parking spaces spec 'ed out for overflow (which was asked for in the last proposal)
 4. Resident comment-
 - a. Lot being proposed is 130 acres (separate parcel) from the Carriage House.
 - b. Inclusionary zoning question- will be the same for septic.
 5. Planning director comment- wetland/ infiltration system/ detention/ storm water management areas (1-5 in the plans)
- iv. OUTCOME: BOH Chairman Jeff Paster and HHS Administrator Samantha Zediker to collect BOH member comments and draft a letter to send to the planning board.
- b. Lot 3, 42 Seven Bridge Road- Septic vs. Sewer
- i. LSDC response- Commission has no issues with this lot putting in a septic system in place of connecting to the town sewer.

- ii. LSDC statement on general lots throughout town → LSDC is okay with new construction or an existing home to install a septic system instead of connecting to town sewer.
 - 1. BOH wanted to ensure that LSDC is okay with BOH approving a septic system even when sewer is available.
 - 2. OUTCOME: BOH to reach out to the LSDC when we get this type of request (site specific) to ensure it isn't an issue (BOH doesn't receive many requests of this type).
 - iii. NABH Agent Bill Brookings and BOH Member John Farnsworth will attend the LSDC on 11/1/23 at 6:00pm at the Thayer Memorial Library to discuss any questions they have about 679 George Hill Road.
 - 1. BOH approves NABH Agent Bill Brookings permission to comment on the topic of septic system requests as opposed to sewer connection.
BOH will provide LSDC with notice when we receive such requests.
 - c. 370 Goss Lane: proposed closed loop geothermal system.
 - i. This property is connected to town water and town sewer → plans show the proposed boreholes meeting the states offset to the property line, sewer line and water line.
 - ii. OUTCOME: BOH approves NABH Agent Bill Brookings to draft the permit for borehole installation.
 - d. BOH Budget Funds from Orchard Hills
 - i. Donation for the intention to be used for the public good/health in leu of around \$2,000.
 - ii. If we have a need we can tap into this fund
 - 1. Continued education/ trainings
 - 2. Health and Wellness Fair
 - a. Sponsoring event potentially
- 4. Lunch and Learn Series- Calendar
 - a. Priority survey results- all topics rated the same from responses (4 out of 6 responses).
 - i. BOH Member Melinda Apgar response- Cooking would be nice to see before the end of the year with the upcoming holiday season.
 - ii. OUTCOME: HHS Administrator Samantha Zediker to meet with Kelly Dolan and Caitlin Roy to look over the list and determine speakers for the topics and see who we can get for a November or December session.
- 5. Vaccination Clinic Follow-up
 - a. Good turnout.
 - i. 72 – 76 vaccinations (including children)
 - ii. The clinic only provided flu shots.
- 6. Town Health & Wellness Fair
 - a. This will be a Health and Human Service event with BOH support if needed.
 - i. Meeting with HHS team Tuesday, October 24, 2023, on planning
 - b. Blood drive- Red Cross contacted?
- 7. PHEP EAT Purchases
 - a. Request for purchases from Kelly Dolan, HHS Department

- b. COVID Test
 - i. More may need to be picked up from Charlton.
 - c. PHEP meeting minutes
 - i. OUTCOME: BOH Chairman Jeff Paster to send out prior meeting minutes to BOH members.
- 8. Document/Forms updating.
 - i. Portable Septic – Fee Schedule
 - 1. BOH Member- Melinda Apgar- composed a letter to submit to the Select Board
 - a. OUTCOME: BOH Chairman Jeff Paster to review the letter.
- 9. Air Sensor placement
 - a. Proposed placement map (BOH Member- Melinda Apgar)
 - i. Involve TA (Kate), DPW, Select Board on placement throughout town.
 - ii. OUTCOME: BOH Member John Farnsworth to contact Allison (DEP- Lawrence office) can assist with deployment and ensure the units are logging correctly.
 - iii. OUTCOME: Talk to the planning board or other town departments to include air sensor placement in future large projects being completed in town.
 - iv. OUTCOME: BOH Chairman Jeff Paster to draft letter from the BOH announcing the deployment of the recalibrated sensors. The letter will state that 2 sensors are being kept in the office for use at future upcoming large projects where an air sensor can be placed to monitor the air quality during the construction phase.
- 10. Report from The Massachusetts Performance Standards for Local Public Health
 - a. BOH Member John Farnsworth has sat in on two prior DPH webinars (meeting notes attached)
 - i. Additional webinar on 11/14
 - b. The performance standards are reporting from 319 of the 350 Massachusetts communities that were sent a questionnaire.
 - i. The questionnaire was rooted in 93 standards that the boards of health are responsible for in five topic areas.
 - ii. Most BOH's meet 78% of the standards.
 - iii. Typically, \$37 per capita to be expended for BOH activities for equitable distribution of health services. Lancaster is well below.
 - c. Dashboard produced.
 - i. Short comings→ staffing, training, and funding
 - d. OUTCOME: HHS Administrator Samantha Zediker to forward all BOH members and NABH Agent Bill Brookings, BOH Member John Farnsworth's recap from the last two meetings
- 11. Green Burials
 - a. Successful green burials depend on the soil condition and depth of the ground water.
 - b. This type of burial is more environmental favorable than cremation (energy cost, reduced toxins into the air)
 - c. Comments/Questions
 - i. BOH Chairman Jeff Paster questions-

1. Will our town allow this type of burial?
2. How will this choice be sent out to our community members?
 - a. Potential Lunch and Learn topic.
- ii. BOH Member- Melinda Apgar, question-
 1. Are you buried in a box or not? Do the decomposing body materials go into the ground/drinking water?
 - a. The offset of the groundwater table is essential so that the decomposition doesn't go into the water source.
 - b. Pine box or sheet is used for burial.
- iii. Next Steps- gather more information and talk with another town who has competed the process.
 1. OUTCOME: BOH Member John Farnsworth to send electronic documents to other BOH members and Kelly Dolan for review.
 2. OUTCOME: BOH Member John Farnsworth to contact Shirley to make a small presentation of process and town promotion at our BOH next meeting.

12. New England Disposal Technologies, Inc.

- a. The company provides a niche service to collect and dispose of hazardous waste including chemicals, propane tanks, old gasoline, oil, and other types of compounds.
 - i. Due to the safety concerns of the items being collected for disposal, the company cannot help create a collection day for the town, however our residents can take the items to the New England Disposal site (Sutton or Westfield) for a fee (\$1- \$6 per pound depending on the type of material being disposed of).
- b. OUTCOME: BOH Chairman Jeff Paster to continue researching to find a few other companies, that way the BOH isn't just recommending one company.

13. Additional business that the Chair did not reasonably anticipate being discussed.

- a. BOH feedback to the town for license renewals- BIH Member John Farnsworth to drop list off to HHS Administrator Samantha Zediker who can provide to the Select Board
- b. OUTCOME: BOH Chairman Jeff Paster & NABH Agent Bill Brookings to review for any comments.

Next proposed meeting date → November 16th, 2023, at 9:30am

Link below for Town of Lancaster Remote Participation Guidelines:

https://www.ci.lancaster.ma.us/sites/g/files/vyhlif4586/f/uploads/remote_participation_guidelines_2020_master.pdf

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