



TOWN OF NORTH READING
Massachusetts

Board of Health

**North Reading Board of Health Meeting Minutes
February 28, 2023
Teleconference/Virtual**

Members Present: Gary Hunt, Chairman
Karen Martin
Pam Vath

Others Present:

Robert Bracey Health Director
Pam Merrill, Public Health Nurse
Christine Doolin
Michael Gilleberto, Town Administrator
Joe Parisi, Director of Public Works

RECEIVED
2023 AUG 30 AM 11:01
TOWN CLERK'S OFFICE
NORTH READING, MASS.

7:00 PM

Mr. Gary Hunt opened the meeting

Public Health Nurse Report

Pam reported that we did rescind the order at our meeting on 2/22/2023 related to new admissions. The nursing home continues to send us data and their COVID numbers remain at zero. The COVID numbers this week did drop again and the only thing reported are 3 cases of influenza. Pam reports that we did submit a proposal to have an intern work with us and help set up a Health and Wellness Clinic through the Mass Department of Public Health, she reports that we did not get selected.

Karen Martin asked Pam if she has reached out to UMass Lowell because they have a graduate Public Health Program. Karen reports that she can reach out to her former intern that she worked with and get a contact name if needed.

Gary Hunt asked Pam do you know why we were not selected for the intern?

Pam stated that they did not give a reason but that they had several 100 applications.

Health Agents Report

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Mr. Bracey reports that we are currently doing our food inspections between January and April before the title 5 season opens back up. Currently there are no issues.

Gary Hunt asked how the Dunkin Donuts was doing that had the waste water problem.

Mr. Bracey reports we just finished Dunkin Donuts inspection and they did relatively well.

Town Sewer Project Update

Mr. Bracey and the Board members had a brief discussion about some scenario's that would and what wouldn't be feasible for property owners to tie in. Any new construction, expansion or increase of the number of bedrooms or square footage of a new or pre-existing dwelling shall connect to town sewer. Also any real estate transaction to a 3rd party sale.

Mr. Bracey stated that any current onsite sewage disposal system that is deemed as a system failing to protect public health and safety and or the environment through a Commonwealth of Massachusetts Title 5 report, the local Regulatory Authority may require the system to connect to sanitary system in accordance with 310 CMR 15.305.

Pam Vath stated that she likes the idea that Mr. Bracey put some scenarios together, so we can all talk about one situation vs another. Also by dealing with the title 5 report it gives us something objective to use to make the evaluation.

Gary Hunt stated that we need to make the determination as to when the Board of Health will say you have an option to tie and we require you to tie in. This eventually will evolve into some local regulations that we will vote on, but we are not there yet.

Mr. Gilleberto thanked the Board for giving some scenarios related to tying in and stated we have not talked as much about the commercial property impact on this project. So much of the conversation has been focused on the cost to the single family abutters along the route. Michael feels the one step at a time approach that Mr. Bracey has put forth is appropriate at this point.

Mr. Gilleberto asked if a property is going to change hands and had a functioning septic system under title 5 and changing hands outside of a family you would expect a connection to occur?

Mr. Bracey stated under the current regulations it states that if a property transfers from one family member to another the bank does not require a title 5.

Mr. Parisi asked would commercial buildings require some sort of professional evaluation of the title 5 flow if there is an expansion or change of use.

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Mr. Bracey stated when there is a change of a commercial building we will ask for a title 5 report to ensure that the system is working. We would look and see what the current flow is vs what may be going in there.

Mr. Parisi stated that in a scenario where we issued a connection permit and then later on a change of use happens that increases the capacity of sewer that they would be using and we would want to know what additional flow that would be and some sort of engineering calculation of the additional flow.

Mr. Bracey stated that we do look at those calculations when a new business is going in.

Gary Hunt asked if somebody is already tied into the town sewer system and they want to do an expansion, how would you deal with that?

Mr. Parisi stated that the 500,000 gallon per day system being designed and that would accommodate the phase one area. That takes up roughly 40% of the 500,000 gallons. There is reserve for another area of town phase two which is the Martins Pond area. Beyond that there is still additional capacity for expansion. The system will accommodate expansion and we want to be able to issue permits for additional flow, with a fee associated with it to help pay for the project cost.

Gary Hunt asked if that would accommodate the change in property use?

Joe stated if there is a change in use where there may be more flow being proposed they would come to us and make sure there is additional flow and that they know what the cost is before approvals are given on the expansion of property. We have to make sure that we don't expand into the areas necessarily that can potentially outstrip our capacity.

Mr. Hunt stated that he, Mr. Bracey and Karen Martin plan to participate in the informational session being hosted by Mr. Parisi and Michael Gilleberto.

Mr. Parisi stated that he has a draft agenda to work out. On the agenda would be the Environmental Benefits topic.

Gary Hunt asked what's your current feeling in the town with regards to feedback, there is a special town meeting coming up to vote on the financial allocation process.

Mr. Gilleberto stated that we are in a period of transition, in the fall we put out a project for discussion that loaded as much of the cost into betterments to the properties along the route.

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We loaded that cost up and resulted in the very high \$46,000 per home betterment which became a flash point in the community. We took that proposal off the table in early November then spent 6 weeks working through another model. A privilege fee option which is properties along the route would be accessed a charge when they choose to connect. If they choose never to connect because their septic system was in good condition, then they would never have to pay a privilege fee.

Mr. Gilleberto stated the average single family home would be paying about \$1,100 more annually. We have to see what we get for feedback. We have a couple of information sessions coming in March and April.

Mr. Gilleberto stated there is a special town meeting on Monday for a by-law amendment which was initiated by citizens along the route who wanted the betterment by-law to be modified back to some old language that basically gave them a vote to stop a betterment before it even got to town meeting.

Mr. Bracey asked how long will tax payers have to pay the \$1,100 annual fee?

Mr. Gilleberto stated 30 years.

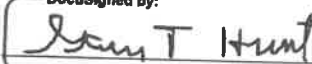
Mr. Bracey asked what happens when phase two kicks in?

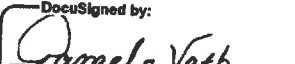
Mr. Gilleberto stated that he couldn't even predict at this point but the approach of the Select Board going back over his 8 plus years at the Town Hall and try and get this project off the ground and the economic development commercially on Main Street and Concord. We would try and make it more affordable for connections to take place in Martins Pond.

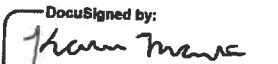
Gary Hunt motioned to adjourn the meeting at 8:00 pm.

Motion seconded by Karen Martin

All members voted unanimously in favor

DocuSigned by:

51842387B5EC188
Gary Hunt

DocuSigned by:

6A9AF14FEB41498
Pamela Vath

DocuSigned by:

6A687A585EC146D
Karen Martin

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