

Approved 9/26/23



Town of Carver, Board of Health

Posted in accordance with the Provisions of M.G.L. Chapter 30A, Section 20B

Board of Health meeting minutes for August 15, 2023, Carver Town Hall, Meeting Room 4

Attendees: Eric Mueller, Chairman; Arthur Borden, Member; Barry Callis, Member

Also Present: Kevin Forgue, Health Agent; Alan Germaine

Absent:

Meeting called to order by Mr. Mueller at 5:01 PM

Public Hearings:

- Septic System Construction Application for Village at Little Vaughn Pond

Mr. Forgue –

This is technically just a discussion and not a public hearing. There were some questions raised by the Board. They are here tonight to address those.

Ms. Corsano –

The site plan was presented to the Board. This is right off of Silva/Main Street, with the main entrance on Silva Street. 18 Units, with two wells. There is a utility easement running through the property.

Mr. Collins –

The septic design - Each unit will have their own sewer lines. Ultimately to the leaching area, with 8 trenches 77' long. 2,700 gallons go to this area. We are proposing a breakout barrier at 19.5'. Mr. Mueller – Pressure test? Mr. Collins – Yes. 18x150 = 2,700. Mr. Borden – Guest bedroom? Mr. Collins – All of the units will have a guest unit on the second floor. The primary bedroom will be on the first floor. Mr. Forgue – The lower level has only one bedroom and one bedroom on the second floor? Mr. Collins – Yes, that is correct.

Ms. Corsano – In regard to the letter –

1. Comply with townhouse bylaw? Ms. Corsano – We do comply with that. Two parcels are under the same ownership.
2. We are proposing an age restricted development. DEP requires certain numbers. With age restrictive homes, we find 1.7 – 1.9 people per home. This is where we came up with the two wells. With the data we have in the area, we feel the two wells will serve the 18 units with 3 triplexes per well. We will stay below the 25 per well. Mr. Borden – I would like to see that in writing from the DEP. We don't allow two wells on a parcel. Ms. Corsano – We are proposing two

parcels. For a development this size, it makes sense. Mr. Forgue – The line separating the two lots will not be dissolved in the future? Ms. Corsano – Correct.

3. Two-bedroom Deed restriction– we are agreeable
4. Test pits – We shifted it and plan to go back out in a few weeks.
5. There are no wetlands on site, per Conservation Committee.
6. Mass Electric does allow and requires it cross perpendicular. They allow grading within the easement. Mr. Mueller – Those three units are within the easement? Ms. Corsano – Yes, they are.

Mr. Borden –

The proposed property line for the well is on the existing line? Ms. Corsano – The easiest would be to keep the existing property line.

Mr. Collins – That will still meet all setback requirements. Mr. Forgue – Have you checked the yield on the wells? Ms. Corsano –

No. Mr. Mueller – Did you talk to the fire department re: fire suppression? Ms. Corsano – It would be required and will be run off the wells. Mr. Mueller – Jesse will determine if that is doable.

Mr. Borden –

I am still concerned about the lot line. It should be combined into one. Ms. Corsano – The Townhouse rules allow for that; we can

get the attorneys to draft a letter. Ms. Corsano – Keeping them as they are today, satisfies this. Mr. Forgue – I would like to see a

legal opinion. Ms. Corsano – We can do that. Mr. Borden – I don't see the water distribution system on the plan. Mr. Collins – I can

add that to the septic plans. Mr. Borden – You don't feel the need to sleeve the water and sewer line under the easement? Mr. Collins

– No, we didn't think that was necessary. Mr. Borden – You should look into that and also reach out to Mass Electric.

Ms. Corsano – I will get the following information

- Letter on the Townhouse
- Clarification from DEP on water supply/wells
- Check with the Electric Company
- Additional perc testing.

Lea Thibreau, 17 Jill Marie Drive – We are an abutter. My issue is water. Ponds got filled up on the property that they are building on. We have 5-6 homes, including mine, with rodents/rats digging under the slab of the house. We never had an issue before. The building has to be causing it. If it continues, who will be responsible. Mr. Mueller – We have seen an uptick on rats in Carver since COVID. Ms. Thibreau – They are moving out of somewhere. Vaughn Pond had a hole filled in and may be responsible.

Discussion:

- Animal Complaint, 18 Lakeview Street -
Mr. Forgue – The neighbors were working toward moving the goat fence. They installed a camera pointing right into the pen. The Lauzons were not happy with that as their daughter is out there frequently. They will be looking for a variance. In my opinion this Board will be hard pressed to approve the variance. I did call the abutter and let him know where we are at.
- Tobacco sales violations/update current local Tobacco Regulations –
Mr. Forgue – Through the grant, we were able to resurrect the tobacco compliance that Carver used to do. The state pulled it back at one point. Through the grant we can fund that going forward. As a result, the person that does this work went through all the businesses in Town with tobacco license through the BOH. There were 6 violations. The state fines are much higher than ours. Those that were hit with that, I would suggest we use our old fee schedule and let them know the next time it will be \$1000. If the Board agrees, I would like to put a letter together and send it out. The letter will include links to state sites that they can go to. Mr. Forgue – I will have the letter for the next meeting.
- Topics not reasonably anticipated by the Chairman 48-hours in advance of the meeting –

Mr. Mueller - NCWD – We had some issues recently. SWSS was not at fault. There was no alarm due to an antiquated system. We just put in an aftermarket alarm that will allow us to respond before an issue arises.

Issues with Manganese. There is a lag with the lab (2 weeks). We have another lab involved and have reduced that to 4 days. As soon as it is at or below .3, the public notice will expire. Mike Palimeri is meeting with the Select Board tonight to try to procure ARPR funds. I talked with Mike and proposed we get a Board Member from each Board together to have further discussion, a Public Health and Safety Meeting. Mr. Forgue – Bob Fennessey asked if I would attend. We have handled a lot of issues; SWSS has been very good, they look out for the best interest of the Town and residents.

Mr. Borden – This has become a public health situation that needs to be dealt with. We have businesses and residents without water. I was under the impression that Middleboro was willing to provide water. Mr. Mueller – That is a discussion. Mr. Borden – I strongly suggest that the Selectboard discuss this with Middleboro sooner rather than later. We need to get that meter installed. Mr. Mueller – What if we develop North Carver, is Middleboro able to handle that. Mr. Germaine – That is the developer's issue, not Carver's. We can't keep pouring money into a system that supports 110 people. Right now, the NCWD funds can only be used when going through Town Meeting; something needs to change or the NCWD needs to be disbanded. The DEP will be requiring pressurized systems soon, what then? Mr. Callis – Do we have a timeline of when this public health and safety meeting will be happening? Mr. Mueller – We just started working on that, I keep you updated.

*Motion to order the Board Of Selectmen to investigate any opportunities with Middleboro, immediately: Mr. Borden
Second: Mr. Callis
Approved: Unanimous (3-0)*

Other Business:

Minutes – June 27, 2023

*Motion to approve the meeting minutes for June 27, 2023, as written: Mr. Callis
Second: Mr. Borden*

Discussion:

Approved: Unanimous (3-0)

Correspondence:

Next meeting date:

Our next meeting will be September 26, 2023 at 5:00 P.M. 

Adjournment:

*Motion to adjourn at 6:06 PM: Mr. Mueller
Second: Mr. Callis
Approved: Unanimous (3-0)*

