



Kristin Esposito McRae, RS
Director



Public Health
Prevent. Promote. Protect.


BOARD OF HEALTH
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MEMORANDUM

Date: January 25, 2019

To: Emilie Cademartori, Planning and Conservation

Cc: Board of Health Members

From: Kristin Esposito McRae, RS 

Subject: Comments Definitive Subdivision Plan Road A (333, 339, 349 Summer St)

We received your letter of request for suitability regarding the Subdivision Definitive Plan – Road A. This was placed on our Board of Health (BOH) meeting on January 24, 2019 at 5:30pm at Town Hall. Now that we have held the meeting, the following are our comments, which did not change from our preliminary comments.

1. The plan was prepared by Williams & Sparages, Sheets 1 through 8, dated November 21, 2018. Letter dated January 8, 2019 from Emilie Cademartori, Director of Planning and Conservation is enclosed. The request is to provide suitability approval in context of Rules and Regulations Section 375-6.6. As outlined in the letter of request:
1) *The verification of existing facilities and the approval of proposed facilities indicated by an appropriate statement on letterhead to the Board*
BOH Response: Three dwellings exist which will be razed for the proposed 9-lot subdivision. It appears each dwelling has public water service and on-site septic. The developer/applicant should work with the water district to ensure each of the proposed lots can connect to public water supply. One well is located at the property line between 333 and 339 Summer St; plan is marked existing well to be abandoned. Percolation testing has been performed and witnessed on each of the lots all with passing results.
2. ***Work specifications, installation requirements, special construction requirements, and any granted authorization for deviations sent to the applicant by your agency with a copy to the Board.***
BOH Response: Septic design plans and applications for each lot will be needed for BOH review and approval prior to construction. Plans should meet full compliance with Title 5 regulations for new construction and provide a reserve area. New construction plans are placed on the BOH public meeting agenda.

Rapid perc rates, less than 2 minutes per inch, require 5' separation from the bottom of the septic system to estimated seasonally high groundwater (ESHGW). Lots 3, 4, 7, 8 & 9 have perc rates less than 2 minutes per inch. The ESHGW for these lots ranges from 37" to 75". Soil logs for each lot are on file along with the witnessed perc tests. Perc rates, greater than 2 minutes per inch, require 4' separation from the bottom of the septic system to ESHGW. Lots 1, 2, 5 & 6 have perc rates greater than 2 minutes per inch. Lot 2 had the slowest perc rates of 28 and 30 minutes per inch. The ESHGW for these lots ranges from 40" to 77". Soil logs for each lot are on file along with the witnessed perc tests.

In general, standard care and accepted practices should be implemented to control noise and dust during site work, drilling, blasting activities (if any), and construction.

Thank you for the opportunity to provide comments.

Y:\Planning Dept Requests\Definitive Subdivision Plan Road A Jan 2019.docm