

HAMILTON BOARD OF HEALTH

TUESDAY, JANUARY 4, 2011

Members Present: Lindle Willnow, Karen Zagorski, Susan Wilfahrt and Health Agent Leslie Whelan.

Meeting Opened: 7:35 p.m. at Hamilton Town Hall

Peter Britton – 466 Highland Street – Application regarding two proposed wells (Peter cancelled – will attend next meeting)

Discussion continued on Peter Britton's application for permit approval to install two wells on his 100-acre farm property at 466 Highland Street. Intent of wells is to generate 10 to 15-gallons per minute of water flow solely for use with portable green house for potable water to irrigate and provide drinking water for workers and wash vegetables.

Compliance with Board of Health regulations includes locating wells 100' from any septic system's leaching field and 25' from all streets and property lines. Deed research clarified that a right of way referred to, as Cross Street, is no longer defined as a street located at the property line between the 466 Highland Street property and abutting Canterbrook Farms. Cross Street is not found on the Assessors' map.

Proposed wells location is near the Asbury Street end of the Brick Ends Farm property close to but not in a former right of way where half of this easement is owned by Canterbrook Farms. The easement is thought to be 20' wide. Wells would be placed 12' to 15' feet from the easement.

Canterbrook Farms owner Jerry Dawson and his attorney Frank Tavares discussed this proposal with Board of Health since suggested wells location is close to the horse farm's manure facility 10' from the property line and close to the easement. Thirty to 50 cubic yards of manure are removed from the facility at a time. The impact of wet manure runoff seeping from pile into proposed well area located near property line is a consideration.

Dawson and Tavares agreed to provide a copy of current conditions plan and special permit to Board of Health tomorrow morning that illustrates where manure can be collected and stored on a temporary basis at Canterbrook Farms.

In addition, Dawson has been discussing his proposed senior housing development at Canterbrook Farms with the Planning Board that has to grant a special permit. The development proposal does not include the 100' requirement from the leaching field site to the well location on Britton's property since the well is a newly introduced idea by Britton. Tavares said a final development plan is being put together and indication of density at site is supposed to be discussed with Planning Board on January 25.

Board discussed how Britton didn't submit a second application for well permit based on summation when he was at Board's last meeting.

Health Agent Leslie Whelan will check Town's stable regulations in regard to set back requirements for manure storage (i.e., 100' from a potable well). She will also check with Town Counsel Donna Brewer on this and about Department of Environmental Protection recommendation on manure storage and local by-law or policy.

Lindle Willnow moved that the Board table the decision on this issue (well permit application) until next month (BOH February 15 meeting). Susan Wilfahrt seconded the motion. VOTE: Unanimous.

Brief discussion on impact of development on stormwater runoff from Canterbrook site to Sharon and Bradford Road neighborhood and proposals that would reduce flow.

Further discussion was on well regulations and setback requirements to the property line and wetlands. The number of people that are going to be served at the senior housing development, where less than 10,000 gallons of water per day would be generated, will determine whether or not this is regulated under Title 5 and if a variance could be used for new construction.

Review – Board of Health Minutes dated 11/30/10

Willnow moved that the Board approve the November 30, 2010 minutes as is. Wilfahrt seconded the motion. VOTE: Unanimous.

Other business

Update to seagull infestation problem in area of Cutler School on Asbury Street where Peter Britton is working on problem where birds are attracted to organic waste at Brick Ends Farm. Apparently fewer seagulls have been seen at the elementary school site.

Administrative Assistant Nancy Stevens will report at Board's next meeting about her findings from calling Brick Ends Farm, Canterbrook Farms and Pingree School about if all three facilities have seen an increase in the number of seagulls in the area.

A local upgrade approval was granted for 23 Sharon Road for a 1' groundwater reduction.

Discussion was on Roberta Cody, restaurant inspector for the Board, doing a good job including with a recent inspection of the coffee shop facility at Asbury Grove.

Karen Zagorski has received no notification of a Landfill Committee meeting.

Meeting Adjourned:

Willnow moved at 8:41 p.m. to adjourn. Zagorski seconded the motion. VOTE: Unanimous. The Board's next meeting is on Tuesday, February 15, 2011 at 7:30 p.m.

ATTEST:

cc: Selectmen, Planning Board, Town Clerk, Conservation