

HAMILTON BOARD OF HEALTH

WEDNESDAY, APRIL 29, 2015

Present: Board of Health members: Lindle Willnow, Susan Wilfahrt, Health Agent Leslie Whelan and Tom Ford, developer.

Meeting Opened: Lindle Willnow called the meeting to order at 7:03 p.m. at Hamilton Senior Center

Hearing – 540-560-568 Bay Road – Made Pony Place Sub Division Definitive Plan

Discussion ensued amongst Board of Health, Health Agent Leslie Whelan and developer Tom Ford about his plans for Made Pony Place subdivision on Bay Road that includes 33 acres with a looped road. A few test pits have been done on the property where good soils for septic systems were identified. Ford noted that pedestrian access has been accommodated on the site plan as requested by Whelan. As part of the public approval process revisions were made to how stormwater would be treated in response to concern from Paddock Lane residents.

The project acreage is located in an area zoned at 40,000 feet with 175' of frontage with expectation for 12 new lots, two existing homes (Esdaile estate house, and Rodde house) remaining in the historic district. The property contains a gravel esker surrounded by wetlands. An ANRAD was done by the Conservation Commission. A water line will be located in the street with capacity on Bay Road. With full build out the property will supply three times the property taxes of Hamilton Shopping Center. The subdivision will contain high-end single family houses. The presence of Cutler Pond will be brought into the neighborhood. There will be two lots that will require historic district review. Driveway will be relocated farther away from wetlands and to reduce slope.

Discussion ensued on concern from Paddock Lane residents about stormwater flooding in their neighborhood that they do not want exacerbated by the new subdivision. A revised civil engineering design for stormwater infiltration has a new expectation that the effect of stormwater runoff on groundwater elevation will be zero. Most of the stormwater is expected to flow to Cutler Pond with the rest going toward Lot 10. Ford noted that each house would have a collection system for roof water and correct grading. By law the stormwater runoff cannot be any greater than what currently exists on the property. The subdivision could slow the rate of stormwater infiltrating into the ground. Discussion addressed how the Board will see new drainage plan and that the area is somewhat wet already with Cutler Pond and surrounding wetlands. Also noted

was that Hamilton's stormwater by-law mimics the state's stormwater by-law, and public works' ability to maintain catch basins on proposed road, so the intent is to create a street that is acceptable to the Town to facilitate adoption as a public way.

Discussion was on sidewalks and pedestrian trails with paved roadway proposed at 26' wide with four-foot sidewalk on one side of street. The walking trail along the wetlands, which was an equestrian trail but does not connect to other equestrian trails, would likely be limited to the people who live in the subdivision, it is terminus on either end and is wet at certain times of year. Also, there is no accommodation for vehicle access to private walking trail that would be self-policed by homeowners. People would not be prevented from walking or parking on street. Discussion addressed how there would be a homeowner's association to maintain lighting and stonewalls at the front of the subdivision. The subdivision is one mile from and within walking distance of the downtown and train station.

Also considered by BOH was if a shorter sidewalk should be included at entry to subdivision roadway on opposite side of street from proposed sidewalk for pedestrian safety. A traffic study was done and total trip generation from the subdivision has long period of time between cars associated with houses. A copy of study will be provided to BOH. Lighting will be installed for safety especially for night traffic. A granite rumble strip will be used to notify drivers to slow down at intersection between subdivision roadway and Bay Road.

Discussion was on proposed infiltration basin in 50' buffer zone not in the 25' No Disturb Zone (one to two lots are included in Order of Conditions with Conservation Commission), and how there will be infiltration basins on either side of entry to roadway. Ford stated that he hopes the approval process for the subdivision will be completed with Planning Board in July or August. The BOH will make recommendations to the Planning Board including that sidewalk can be on one side of roadway, preference is that the walking trail would be open to the public, and encourage development of each lot to minimize generation of stormwater runoff and maximize infiltration.

Discussion – TB Regulations, Next Steps?

Signature Required – TB Regulations

The Board signed the TB Regulations that it approved last month. Public Health Nurse Chris Lee will sign letter to go to HWRSD administration and nurses about TB Regulations and will include a packet of information. A similar mailing will be sent to physicians who work in the area. Whelan and Lee have answered questions received

from school personnel. Lee is going to be working with the Town's Information Communication Manager Bobby Gates to communicate information about foreign exchange student that has measles. Lee will be checking with school nurse about how the student will be isolated. The Board asked that Lee send BOH an email when she is working on this type of case to keep BOH informed.

Discussion – Styrofoam and Plastic Bags, Next Steps?

Discussion ensued about individual interested in sending BOH samples of reusable shopping bags, and that moving forward the Board would not get involved, the Town's merchants would work with bag vendors directly. Also once the Attorney General's approval is complete on by-law that passed at Town Meeting a letter will be sent to Town merchants about effective date of banning Styrofoam and one-time plastic shopping bags and the merchants will be directed to the Town's website for a copy of by-law.

Discussion – Mosquito Control Update

Whelan will order bat houses. Larvaciding will occur once the catch basins are cleaned.

Discussion – CPC 2015 Draft Plan

Discussion was on if Made Pony Place pedestrian trail could be a CPC project.

New Business

Septic Covers Regulations

New forms are needed for the regulations. Whelan has been verbally notifying affected parties until she can complete the forms.

Clarification of BOH building permit

Discussion ensued about building permit sign-off for 139 Gregory Island Road that has come before BOH regarding a single story, single family home that has three bedrooms on the first floor which will be reconfigured and bedrooms added to a second floor. Whelan will gather information about how the first floor will be reconfigured. The property has a well and cesspool. Discussion addressed how there is no policy in Hamilton when a renovation is done (i.e., footprint changed or rooms added) with a cesspool. The Board decided for now to recommend a Title 5 inspection. BOH staff will

investigate what is done in Rockport as well as other communities in similar circumstances and next month the Board will begin work on a policy.

Review – Minutes dated April 1, 2015

Willnow moved to approve the minutes as amended. Wilfahrt seconded the motion.
VOTE: Unanimous.

Meeting Adjourned:

Willnow moved at 9:00 p.m. to adjourn. Wilfahrt seconded motion. VOTE: Unanimous.
The Board's next meeting will be on Wednesday, May 27 at the Senior Center.

ATTEST:

cc: Selectmen, Planning Board, Town Clerk, Conservation