

# TOWN OF PLAINVILLE - BOARD OF HEALTH

Minutes – August 23, 2023 - 5:30 p.m.

Town Hall, 190 South Street, Plainville, MA

TOWN CLERK  
PLAINVILLE  
RECEIVED

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Approved 9/20/23

The Plainville Board of Health held a scheduled meeting on Wednesday, August 23, 2023, at the Town Hall beginning at 5:30 p.m. Board members Richard Achin, Vice Chairman & Bob Davis, member was present. Also present was Deborah J. Revelle, Health Director, and Camille Beckett, Intern/Senior Clerk, who recorded the minutes.

## Hearings & Meetings

### 34 Rhodes Street – Septic System Upgrade

BDO Engineer, David Oberlander, and homeowners, Joseph and Karen Mulcahy, were present to discuss the replacement of their previously failed septic system. Health Director, Deb Revelle, explained the unique situation. While in the process of selling their home, the property owners of 34 Rhodes Street received a failed Title 5 Inspection and therefore needed to repair their existing septic system. The Board of Health records for the existing house, built in 1985, show the previous approval of an original septic design plan and as-built for a 4-bedroom dwelling. However, since 1985, the house has changed to a 5-bedroom dwelling but no building plans for the conversion of a 4 to 5 bedroom are found to exist. David Oberlander stated that the Mulcahy's have owned this house for 31 years and have never done any renovations to the house. The homeowners also state that they purchased the house as a five bedroom. The discovery of the additional bedroom has required an increase in design flow for the septic system. Massachusetts Title 5 regulation section 15.204 states "upgrades to accept increased design flow shall be performed in full compliance with the requirements applicable to new construction unless a variance is allowed pursuant to 310 CMR 15.414." Therefore, instead of a repair to the septic system the homeowners are now responsible for meeting new construction guidelines. Additionally, Plainville regulation also states that new construction guidelines require the system to be designed 50% over to accommodate a garbage grinder and a reserve area. However, the homeowners believe that since the house has remained this way since they purchased the house, they should not be required to follow new construction criteria because they are only aiming to repair their system. Bob Davis asked for an explanation of the differences required if the system was to be designed with new construction guidelines instead of as a repair. Dave Oberlander explains that the addition of a garbage grinder would require a much bigger system and therefore be much more expensive for the homeowners. In reply to Mr. Davis, Ms. Revelle then also explains that she believes the homeowners can meet all new construction guidelines with no variances or waivers and the homeowners should be required to follow both Title 5 and Plainville regulations in order to design a fully compliant system. Bob Davis then responded that from a practical standpoint he believes it is better to construct with the new construction guidelines as well as follow both Titles 5 and Plainville regulations. Dick Achin made a motion to determine that the property needs to meet all new construction guidelines which includes designing 50% over to accommodate a garbage grinder and a reserve area. Bob Davis seconded, all in favor, motion carried.

The homeowners then requested a vote from the Board to allow for an extension of the time period used for groundwater determination. The local Plainville regulation, § 767-6 (B), states that new construction requires that high groundwater must be determined between December 20<sup>th</sup> and May 29<sup>th</sup> unless that time period is extended or shortened by a vote of the Board. Ms. Revelle recommended the Board to allow for the high groundwater reading taken on August 21, 2023, due to several findings. Ms. Revelle explained that since it has not been a drought year, recent precipitation levels have been high, and past data from 1985 stated that no water was observed at a depth of 101" (8.4') and 108" (9'), an extension of the time period for high groundwater determination should be allowed. She also explained that to determine groundwater elevation, a groundwater adjustment factor can be applied using the method as described in "U.S. Geological Survey, Water Resources Investigations, Open File Report 80-1205, Probable High Groundwater Levels in Massachusetts (Frimpter Method) which would be relevant for either a repair or new

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construction. Ms. Revelle also states that she would not want to make the homeowners wait until December to upgrade their system. Considering the aforementioned findings and conditions, Bob Davis made a motion to allow for the extension of the time period required for soil testing and will allow for the soil test conducted on August 21, 2023, to determine the maximum groundwater elevation for the process of designing a new septic system for 34 Rhodes Street. Dick Achin seconded, all in favor, motion carried.

**General Business**

**Nomination of Inspector of Animals – Felicia Camara**

Dick Achin made a motion to nominate Felicia Camara as the Inspector of Animals for the Town of Plainville. Bob Davis seconded, all in favor, motion carried.

**Health Director & Agent Reports**

The Board reviewed the report submitted by Sherri Miller-Bedau that listed the food, tobacco, housing, title 5 and complaint inspections performed between April 26, 2023, through August 21, 2023.

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May 3, 2023 – Dick Achin made a motion to approve the minutes, Bob Davis seconded, all in favor, motion carried.

May 31, 2023 – Dick Achin made a motion to approve the minutes, Bob Davis seconded, all in favor, motion carried.

**Bills & Warrants**

BOH Account:

Deborah J. Revelle	w/e 5/27 & 6/3	3138.46
Deborah J. Revelle	w/e 6/10 & 6/17	3138.46
Deborah J. Revelle	w/e 6/24 & 7/1	3138.46
Deborah J. Revelle	w/e 7/8 & 7/15	3307.69
Deborah J. Revelle	w/e 7/22 & 7/29	3307.69
Deborah J. Revelle	w/e 8/5 & 8/12	3307.69
Sheri Miller-Bedau	w/e 5/27 & 6/3	2807.70
Sheri Miller- Bedau	w/e 6/10 & 6/17	2807.70
Sheri Miller- Bedau	w/e 6/24 & 7/1	2807.70
Sheri Miller- Bedau	w/e 7/8 & 7/15	2863.84
Sheri Miller- Bedau	w/e 7/22 & 7/29	2863.84
Sheri Miller-Bedau	w/e 8/5 & 8/12	2863.84
Kim Tebbetts	w/e 5/27 & 6/3	221.26
Kim Tebbetts	w/e 6/10 & 6/17	192.14
Kim Tebbetts	w/e 6/24 & 7/1	186.32
Kim Tebbetts	w/e 7/8 & 7/15	23.88
Kim Tebbetts	w/e 7/22 & 7/29	262.68
Kim Tebbetts	w/e 8/5 & 8/12	244.77
Camille Beckett	w/e 7/8 & 7/15	1136.16
Camille Beckett	w/e 7/8 & 7/15	94.56
Camille Beckett	w/e 7/22 & 7/29	1551.22
Camille Beckett	w/e 8/5 & 8/12	615.36
Bob Davis	w/e 6/24 & 7/1	60.00
Lou LeBlanc	w/e 6/24 & 7/1	60.00
Richard Achin	w/e 6/24 & 7/1	60.00
Relevant Systems	Food Code Pro	2400.00
MEHA	Membership	100.00

Trash/Waste Collection Account:

Arthur Nigro	w/e 5/27 & 6/3	383.63
Arthur Nigro	w/e 6/10 & 6/17	383.63
Arthur Nigro	w/e 6/24 & 7/1	383.63
Arthur Nigro	w/e 7/8 & 7/15	131.03
Arthur Nigro	w/e 7/22 & 7/29	524.10
Arthur Nigro	w/e 7/22 & 7/29	524.10
Arthur Nigro	w/e 8/5 & 8/12	524.10
Camille Beckett	w/e 5/27 & 6/3	1065.00
Camille Beckett	w/e 6/10 & 6/17	1230.00
Camille Beckett	w/e 6/24 & 7/1	1040.00
Miguel Sevasin (fill in for Art)	w/e 6/10 & 6/17	306.00
E. L. Harvey	May	44080.64
E. L. Harvey	June	45015.96
E. L. Harvey	July	60548.11
Interstate Refrigerant	Freon Units	245.00
W.B. Mason	supplies	176.14
W.B. Mason	supplies	173.43
W.B. Mason	supplies	55.35
Complete Recycling	TV's & CRT's	1163.79
Graphic Images	Recycling Pass	1753.66

MAHB Grant

Deborah J. Revelle	May Data Plan	100.00
Verizon Wireless	Sheri phone June	41.49
AT &T	May	14.99
AT &T	June	14.99

EHIR Review Account

Graves Engineering	RBI Baseball Academy	508.00
RBI Baseball Academy	Return unused fee	1492.00

**Adjournment**

Dick Achin made a motion to adjourn the meeting at 6:31 p.m. Bob Davis seconded, meeting adjourned.