

TOWN of HINGHAM BOARD OF HEALTH

Board of Health Public Meeting

March 3, 2022

A posted public meeting of the Town of Hingham, Board of Health (the Board) was held in the North Hearing Room, Hingham Town Hall, 210 Central Street, Hingham, Massachusetts.

Dr. Shilts called the meeting to order at 7:01pm.

Members Present

Kirk Shilts, D.C., Chair

Peter Bickford, Member

Elizabeth Eldredge, M.D., Member

Staff Present (at times)

Susan Sarni, Executive Health Officer

Elizabeth Nee, Health Agent

John Chessia, PE, Board Consultant Engineer

Chairperson's Message

Dr. Shilts said he was told the facial covering requirement for Town Hall is going to be lifted on Monday, March 7th. He advised everyone in attendance to wear a face covering but he will not require it.

Agenda

Dr. Shilts asked if there was any new business item for the agenda; Ms. Sarni said there was not.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous);
to set the meeting's agenda as posted.

Public Meeting Minutes

● **December 30, 2021**

Dr. Eldredge added the two local soil variances for 42 Charles St. that minimize mounding behind the stone wall abutting the soil absorption system. She also suggested the motion's reference regarding a property line setback at 3 Home Meadows be removed.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous);
to approve the public meeting minutes of December 30, 2021 as amended.

● **January 7, 2022**

The Board reviewed the minutes of 1-7-22.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous);
to approve the public meeting minutes of January 7, 2021 as drafted.

Action Items:

New Potable Well Application

27 Cushing Street

Spokespersons: Tim Power, engineer & Rory McGarry, homeowner

- The applicant wishes to construct a new potable well to replace the existing well servicing the dwelling.

- The existing 30' shallow dug well would be replaced by an approximate 500' deep drilled well located close to the existing well location.
- The applicant is asking for two variances from the Hingham Board of Health Private Water Supply Regulations, Section 7.03 Minimum Setback Distances proposing a 146' setback to the soil absorption system rather than the required 250' and only 81' setback to the building sewer rather than the 250' requirement.
- Mr. Powers stated it is tough to meet all setbacks including the proximity to wetlands but said they received approval from Conservation.
- Dr. Shilts suggested locating the well closer to the existing trees without damaging their roots to provide the greatest compliance with the 250' setback.
- Mr. Powers said the Board should consider the 500' depth as part of the well's setback. Dr. Shilts said the Board would add this suggestion to its discussion on updating the Town's well regulations.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous); **to grant a variance from the Hingham Private Water Supply Regulations, section 7.03; conditional on receipt of an revised plan that removes the existing dug well, and that the new drilled well will be closer to the tree line but not disturb the tree root and existing vegetation to the front of the property to be inspected by the EHO prior to drilling.**

Septic Works Construction Permit Application and Cellar Floor/Groundwater Elevation Variance Request **220 Summer Street**

Spokespersons: Gary James, engineer & homeowner Ryan Sillery

- This application was continued from prior meetings.
- Dr. Eldredge said the applicant needs to measure the cellar floor setback from the bottom of the basement slab rather than the top. Mr. James said he will raise the foundation to remove the need for a variance.
- The dewatering plan was discussed. During the construction period there will be a temporary drain to help keep the building site from flooding as currently observed.
- The drainage plan includes a permanent 6" drain line from the stone wall around the house back to the original ditch to a storm drain. Mr. Sillery said he plans to bring in a lot of fill around the basement. Mr. Chessia did not believe the Planning Board has yet approved the final drainage plan.
- Mr. Bickford expressed concerns about the significant height of the proposed basement that will clearly be **seen** at street level and look out of character.
- Dr. Shilts said the applicant's assertion that property's excessive groundwater is due to a public water supply leak has never been demonstrated, and he asked it removed from Mr. James' report.
- Dr. Shilts said the applicant should include a waterproofing plan if they plan to have a full basement.
- Mr. James said he would revise the application to address the Board's concerns.

Thereafter, the Board took no action on this application.

Preliminary Flexible Residential Development Application **213/215 Cushing Street**

Spokespersons: Gabe Crocker, engineer, Scott Golding, attorney, Matthew Collins, engineer & Jim Bristol, applicant

- This Flexible Residential Development (FRD) application is continued from a prior meeting.

- Mr. Crocker said the Planning Board approved the preliminary FRD plan a few days ago. Dr. Shilts said it was unfortunate that the applicant did not give the Board the opportunity to review the plan first as the bylaw dictates, before seeking the Planning Board's approval. He said the applicant also agreed to this at our prior meeting. He said nevertheless, the Board should do its job and send the Planning Board our comments based on tonight's discussion.
- The submitted conventional plan for the proposed FRD includes a subdivision of five (5) new lots. Each lot shows its own septic system. Although a few of the lots could require variances from the Board's septic regulations, none would appear to be variances beyond the very few the Board typically grants under a consistent set of conditions.
- All the new lots are in compliance to the current 12,500 sq. ft. per bedroom requirement. The existing property at 215 Cushing Street is non-compliant, at 4-bedrooms, but could be potentially viewed as a septic system upgrade if connected to the FRD's shared septic system.
- The applicant is seeking 25 total bedrooms for the project. Dr. Eldredge suggested the project's conventional yield seems closer to 20-bedrooms.
- The submitted conventional septic yield is: Lot #1 3-bedrooms, Lot #2: 3-bedrooms, Lot #3: 5-bedrooms, Lot #4: 4-bedrooms and Lot# 5: 3-bedrooms totaling 18-bedrooms. Including the existing dwelling at 4-bedrooms would make the maximum septic yield for the proposed FRD at 22-bedrooms.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous);
to send a letter to the Hingham Planning Board that the Board of Health supports the concept Residential Flexible Development at 213/215 Cushing St. with a maximum of twenty-two (22) bedrooms.

Executive Health Officers (EHO) Report

- **Covid-19 Update**

Ms. Sarni said cases have decreased by 55% over the prior week. She said the Town Manager plans to lift the mask mandate in all town-owned municipal building on March 7, 2022.

- **Face Covering Town Advisory**

The Board discussed the Face Covering Town Advisory implemented on January 7, 2022.

Thereafter a motion was made by Dr. Eldredge, seconded by Mr. Bickford and VOTED (unanimous);

to retire the Town of Hingham Face Covering Advisory enacted on January 7, 2022.

- **Public Health Initiatives**

The MA Public Health Grant Program was discussed. Ms. Sarni said there will be a regional epidemiologist hired for Cohasset, Hingham and Hull to share and fully funded thru June 23, 2023. The position will investigate communicable disease trends, analyze data for clusters, coordinate community outreach, develop public health and wellness initiatives, collaborate on a variety of seasonal issues and provide MAVEN coverage.

Scheduling

The next meeting was scheduled for Thursday, April 14, 2022.

Adjournment

The public meeting of the Hingham Board of Health adjourned at 10:02pm.

Respectfully submitted,
Elizabeth Nee, Health Agent

Documents reviewed during the Public Meeting:

- *Posted agenda 3.2.22*
- *Draft meeting minutes of 12.30.21*
- *Draft meeting minutes of 01.07.22*
- *27 Cushing St. Private Well Application*
- *27 Cushing St. Engineering Plans 1.21.22*
- *220 Summer St. James Engineering correspondence to S. Sarni 1.18.22*
- *220 Summer St. John Chessia Consultant Report 2.9.21*
- *220 Summer St. Site Plans pages 1-8 3.15.21, revised 10.12.21*
- *220 Summer St. Dewatering Plan 1.20.22*
- *213/215 Cushing St. Engineering Plans 8.17.21, revised 1.7.22*
- *213/215 Cushing St. John Chessia Consultant Report 2.14.22*
- *Town Hingham Zoning By-Law on FRDs*