

# TOWN of HINGHAM BOARD OF HEALTH

## Board of Health Public Meeting

### **April 14, 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 7:04 p.m.

### **Members Present**

Kirk Shilts, D.C., Chair

Peter Bickford, Member

Elizabeth Eldredge, M.D., Member

### **Staff Present**

Susan Sarni, Executive Health Officer

Elizabeth Nee, Health Agent

### **Chairperson's Message**

Dr. Shilts commented on moving past COVID-19 and welcoming of mask-less faces. He also commented on recently interviewing candidates for a position within his office and marveled how these last few years have changed worker engagement and for us to appreciate the good employees we have.

### **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**

#### **March 3, 2022**

The Board reviewed the draft meeting minutes of 3/3/22.

Dr. Eldredge provided corrections to the 213/215 Cushing St matter.

Thereafter a motion was made by Dr. Eldredge, seconded by Peter Bickford and VOTED (unanimous);  
**to approve the Public Meeting Minutes of March 3, 2022 as amended.**

### **Building Permit Review, Title-5 Room Count**

#### **35 School Street**

*Spokespersons: Maggie & Joe Keohane, homeowners; Christopher DeOrsay, architect*

- The project involves a deeded 2-bedroom dwelling on a 0.47 acre lot.
- Ms. Sarni explained the process to determine a Title 5 whole house total room count and how the Board wants to define rooms for this proposed dwelling.
- Dr. Shilts defined a room as self-contained space that serves a habitable function.
- The Board discussed the difference between a half-bathroom and a full-bathroom relative to the function of a bedroom.
- The Board discussed the proposed rooms in the basement, including a full bath and pool. Mr. Bickford was concerned that a basement room could easily function as an illegal bedroom.

- Offices (under 70 square feet) are separate rooms. A dedicated laundry room is more like a closet than a habitable room.
- With certain changes made to the working plan regarding walls and full bathrooms, a consensus room count was 1 room over the detached garage, 2 on the second floor, and 5 on the first floor for a total of 8 rooms above grade.

**The Board gave the homeowner direction.**

**Septic Works Construction Permit Application**

**220 Summer Street**

*Spokesperson: Gary James, architect*

- Dr. Shilts asked about the outstanding issues from the last meeting, including a corrected cellar floor elevation, removing unconfirmed comments about a municipal water main leak, and a variance request for expired percolation tests.
- Dr. Shilts also asked if the DPW Superintendent had approved the drainage plan including allowing two new catch basins in a town road to help drain the property. Mr. James said the DPW has not yet signed off.
- Mr. James said the slab elevation was corrected and confirmed in a report from the Board’s Consultant Engineer (John Chessia).
- The Board asked Mr. James to correct the date and wordings on the dewater plan, and get the drainage plan signed off by DPW.

**Thereafter, the Board took no action on this application.**

**Septic Disposal Works Construction Permit Expiration**

**10 Martins Cove Lane**

*Spokesperson: Hazem Dani, architect*

*Mr. Bickford recused himself from this matter*

- The applicant is requesting an approval with variances for the expired Disposal System Construction Permit and the soil tests.
- Mr. Dani said the proposed garage is in a new area that requires additional space/pavement for the proposed driveway. These modifications require modest shifting to the soil absorption system.
- The site plans and the septic plans have been updated and are detailed in a report from the Board’s Consultant Engineer.
- Soil test expired in November, 2019 and a new variance is being sought to extend the valid period for these tests pits.
- Cellar floor elevation is now 14.0 compared to 16.0 as revised.
- Dr. Shilts was happy with the new grading plan images.

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

**to approve three (3) variances from the Hingham Supplemental Septic Regulations (1998 version), sections VI.9, VI.12A and VI.14 and one (1) variance from section V (K) (current version), conditional on there not be a retaining wall plan on the plan, that grading is consistent to previously approved and proposed plans, and**

**that the final grading be inspected by the EHO for compliance to the Board's directive that any mounding caused by the reserve SAS be minimized to the greatest extent possible.**

*Mr. Bickford did not return to the meeting*

### **Executive Health Officers (EHO) Report:**

#### **Covid-19 Update**

- There has been a slight uptick in cases, but we do not have quantitative data from the state as most Covid tests are now being done at home.

#### **Public Health Education**

- There are two candidates being interviewed for the epidemiologist position supported by the state grant. This position will help provided educational data from DPH and CDC for public health issues in Hingham.
- Ms. Sarni read a proposed list of topics for monthly public health articles that will be publicized throughout the coming year. Topics include Melanoma, Lyme disease, Food Born Illnesses, Influenza Immunization, Colorectal cancer, Obesity & Diabetes, Stroke, Emergency Planning at Home, Mental Health Awareness, Breast/Prostate cancer.

#### **Town Permitting Process Updates**

- Ms. Sarni is looking for guidance regarding the process of multiple departments involved in the permitting process and the specific period for which the Board is responsive.
- Dr. Shilts mentioned that in Planning Board ANR lot-division requests, the Board cannot ask the Planning Board to delay the application but nevertheless give us a reasonable period within the statutory 21-days for us to provide comment.

#### **World's End Visitor Building Update**

- Ms. Sarni is working with the Building Commissioner regarding persistent groundwater in the building's basement and will have more to report next month.

#### **Hingham Well Regulations Update**

- Ms. Sarni provided a copy of the state's Ground Source Heat Pump Wells guidelines for review.

#### **Scheduling**

The next meeting is scheduled for Thursday, May 12, 2022 at 7:00 p.m.

#### **Adjournment**

The public meeting of the Hingham Board of Health adjourned at 9:58 p.m.

Respectfully Submitted,

*Elizabeth Nee, Health Agent*

#### ***Documents reviewed during the Public Meeting:***

- *Posted meeting agenda*
- *Draft public meeting minutes for 3/3/22*
- *Working architectural plans, 35 School St., 3/24/22*

- *Proposed addendum to the Guideline For Determining Bedrooms and Other Rooms in Residential; Dwellings served by Septic Systems*
- *Report from John Chessia Re: Supplemental Engineering Review for 220 Summer Street*
- *Report from John Chessia Re: Site Plan Revisions, Proposed Septic System for 10 Martin's Cove Lane*
- *Architectural plans 10 Martin's Cove Lane, 3/3/22*
- *Public Meeting Minutes from 3/16/21 Re: 10 Martin's Cove Lane*
- *Public Health Topics for monthly articles list*
- *Planning/Zoning Action Items list Re: identifying statutory/local required time-period for Board action*
- *MA Guidelines for Ground Source Heat Pump Wells, 2013*