



Town of Rowley
Board of Health
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BOARD OF HEALTH MEETING MINUTES

DATE: April 3, 2024

TIME: 10:00 a.m.

Rowley Town Hall Annex
39 Central Street

Attendants: Susan Elwell, Mary Behringer, Frank Marchegiani, Tom
Manetta, Debra Holland,

Robert Grasso representing 17 Vestry St. LLC

AGENDA

- 10:00 a.m. General Business
- a. Hearing on Variance Request for Septic Design 45 Stackyard Road, M33, B16
 - b. Review 2024 Rowley Best Management Practice Plan and Integrated Pest and Vector Management Plan for Mosquito Control
 - c. Discuss White Goods / Light Metal Household Recycling Day
- 10:15 a.m. Office Administration
- a. Review of Bills
 - b. Review of Minutes
 - c. Set Next Meeting Date
 - d. Concerns of the Board

Ms. Behringer moved to open the Meeting of the Board of Health at 10:00 am, Ms. Elwell seconded the motion, which passed unanimously.

Ms. Elwell read the abutter notice for the variances requested for the property at 45 Stackyard Rd. Mr. Marchegiani affirmed that all abutters had been notified.

Ms. Behringer moved to open a public hearing on the application of 17 Vestry St, LLC, for variances from the Commonwealth of Massachusetts and Rowley septic and wetland regulations for the property denoted as parcel 33-16, 45 Stackyard Rd. Ms. Elwell seconded the motion, which passed unanimously.

Mr. Grasso stated that the variances requested were for a repair of the system for a one-bedroom dwelling at 45 Stackyard Rd. which was constructed in the 19th Century. A notice was filed with the Conservation Commission because the property is in wetlands, a flood zone and an area of critical concern since the elevation is one 9.5 feet. The property had a well and an outhouse. The outhouse is being removed and filled, as is the old well. A new well will be drilled. The new bathroom will be plumbed out from the basement to the new Presby system that is proposed. It is his opinion that this plan will have the least environmental impact, being 50' from the wetlands. The Conservation Commission issued an Order of Condition which was approved, and the construction of the system is now dependent on the Board approval. The tank will be constructed on risers so it will not rise up when empty, and will be a heavy-duty tank so it will not collapse. The pump access will be under the driveway. They are asking for a variance to the property line setbacks as stated in 310 CMR 15 (Title 5, 10') and the local Rowley regulation (30'.) The proposed setback is 4' from the property line that abuts the road. There is only one abutter, which is the Mass Audubon Society.

Mr. Mannetta stated that since this is a repair the Board has the power to waive the setbacks.

Ms. Behringer moved to close the public hearing on the application of 17 Vestry St LLC for variances from the Commonwealth of Massachusetts and Rowley septic and wetland regulations for the property at parcel 33-16, 45 Stackyard Ln. Ms. Elwell seconded the motion which passed unanimously.

Ms. Behringer moved that the Board vote to grant the variances requested for parcel 33-16, 45 Stackyard Lane, as follows:

1. Reduction in Groundwater separation to bottom bed of S.A.S. from 4' required to 3' provided (Presby Enviro System) (310 CMR 15.212 and 310 CMR 15.405 (1) (H).
2. Percolation Test required in proposed S.A.S area to soil lab analysis (310 CMT 15.104) (soil saturated)
3. S.A.S. setback to property line from 30' required in local regulations to 4' provided. (310 CMR 15.211 and local regulations)
4. S.A.S. setback to wetland to be reduced from 100' required to 50' with poly-liner. (Variance from local regulation, meets 310 CMR)
5. Septic/pump tank invert out pipe elevation above E.S.H. W. T. from 12" required to 0.33' below E.S.H.W.T. provided. (310 CMR 15.227 (5)) (Rubber boots to be installed.)

Ms. Elwell seconded the motion, which passed unanimously.

Mr. Marchegiani presented the Northeast Massachusetts Mosquito Control Best Management Practice Plan for Rowley and the regional Vector Management Plan for 2024. The Board of Health reviewed the plans and did not ask for any changes. The Mosquito Control Board asked for a 4% budget increase to approximately \$73,000. The plan is to continue to test every week for disease among the local mosquito

populations and to larvicide with the bacterial treatment twice monthly. Unless viruses are determined to be present, they will avoid adulticiding.

The Health Department will hold the annual White Goods/Light Metal Recycling event on April 20th, at the Highway Department from 8:30 – 11:30 am.

The Board members signed one bill.

Concerns of the Board: Construction is underway at Danielsville (Betsy Lane.) Mr. Mannetta has been there, they are working on the septic system and the infrastructure before they begin to set foundations for the first houses.

Pine Tree Condominiums: Mr. Mannetta has spoken to the installers; the power has been installed and the pumps have arrived. They hope to finished in the next couple of weeks.

Woodside Condominiums: The revised plan has been approved and the job is out to bid.

The Board reviewed the minutes of the February 22nd, 2024 meeting. Ms. Behringer moved to accept the minutes, Ms. Elwell seconded the motion, which passed unanimously.

No date was set for the next meeting due to travel plans by the Board members.

Ms. Behringer moved to close the meeting of the Board of Health at 10:45 am. Ms. Elwell seconded the motion, which passed unanimously.