



**Town of Rowley
Board of Health
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BOARD OF HEALTH MEETING MINUTES

January 18th, 2024 10:00 a.m.
Town Hall Annex, Meeting Room
39 Central Street
Rowley, MA 01969

AGENDA

- 10:00 a.m. General Business
- a. Follow-up Review of Septic Design for Danielsville LLC Development.
- 10:15 a.m. Office Administration
- a. Review of Bills
 - b. Review of Minutes
 - c. Set Next Meeting Date
 - d. Concerns of the Board

Members Present: Susan Elwell, Mary Behringer, Charles Costello
Frank Marchegiani, Health Director
Thomas Mannelta, Health Agent
Deb Holland, Administrator

Also present: Greg Bernard, representing James Decoulos

Follow-up Review of Septic Design for Danielsville LLC Development. Mr. Barnard stated that he believes Mr. Decoulos has responded to the issues with the lot lines for the 9 Danielsville proposed houses. Mr. Mannelta said that in his opinion those lines are line of distinction and that we will insist on holding to the setback regulations. Mr. Bernard stated that he understands that they need to hold the lines as if they were lot lines, and hold to the Rowley regulation's setbacks, or ask for waivers. However, they think that the condominium arrangement means that they can design to commercial standards, which exceeds Title 5 but does not meet Rowley regulations. Mr. Mannelta stated that the commercial flow rates is adequate. Mr. Bernard stated that the leach

area meets the Rowley regulations, but not the piping length, but it does meet the Presby system standards.

Mr. Bernard stated that Mr. Decoulos understands that the 4–6-foot setbacks currently shown on the plans are not ok.

Mr. Costello stated that the Board cannot consider the letter received from Mr. Decoulos this morning since the abutters have not been notified.

Mr. Mannetta stated that Mr. Decoulos must consider that he's treating this as an OSRD not individual lots. The houses' locations are not set. If there are a number of different house plans, we might give a blanket ok for tanks being 10 feet from lot lines, rather than individual waivers. Mr. Bernard stated that that might be a good idea. Mr. Mannetta stated that the Board will have to consider this at the next meeting. He also stated his concern about the boundaries between lots 4 and 5. Will an easement be necessary for the pipes as shown on the current plan? Mr. Bernard stated that they hope to get 10 feet or more setbacks, the house footprints shown are just placeholders. Mr. Decoulos will need to submit new plans.

Mr. Costello stated that we will need another extension of the time to consider the plans, or we could issue a denial today. Mr. Bernard said that Mr. Decoulos is out of country, will we accept a request from Mr. Bernard? Mr. Costello said yes, since Mr. Decoulos has designated Mr. Bernard as his representative. Mr. Mannetta reminded Mr. Bernard that all direct abutters will need to be notified before the next meeting, and that Mr. Bernard can get an abutters list from the Assessor's office. A sixty-day extension would be wise.

Ms. Behringer moved that we continue the hearing contingent upon Mr. Bernard submitting a written request for a 60-day extension to March 28th. Ms. Elwell seconded the motion which passed unanimously.

Review of Bills. No bills to review.

Minutes from December 19th, 2023. Ms. Elwell moved to approve the December 19th, 2023 minutes. Ms. Behringer seconded. The motion was passed unanimously.

Next Meeting – tentatively set for February 15th, 2024.

Concerns of the Board. Ms. Elwell asked who inspects conditions at the Mill River apartments? Mr. Marchegiani said that if issues are raised, we can inspect. Ms. Behringer is concerned about flooding on Central Street because of beaver activity. Mr. Marchegiani said that removal permits are often requested. Ms. Elwell noted that cleaning the culvert helps, but not a permanent solution. Beavers are removed, but they always come back. Mr. Costello wishes that there was an accessible entrance to the Richdale convenience store. Mr. Marchegiani said he would raise this with the building inspector, but his impression is that this can't be forced unless a fairly major building renovation were to take place.

Ms. Elwell wishes that the town had a better process for development projects where representatives of all the concerned departments could get together at the beginning of the projects so that problems could be anticipated, rather than being raised with the Board of Health at the end of the project when some elements are already in place, making solutions more difficult than they have to be.

Ms. Elwell moved to adjourn the meeting of January 18th, 2023, at 10:43 am. Ms. Behringer seconded the motion which passed unanimously.