

TOWN of HINGHAM
BOARD OF HEALTH

Board of Health Public Meeting

August 30, 2023

A posted public meeting of the Town of Hingham, Board of Health (the Board) was held in the East Hearing Room, Hingham Town Hall, 210 Central Street, Hingham, Massachusetts. Mr. Bickford called the meeting to order at 6:47am.

Members Present

Peter Bickford, Chair

Elizabeth Eldredge, M.D., Member

Rosemary Byrne, N.P., Member

Staff Present

Susan Sarni, Executive Health Officer

Elizabeth Nee, Health Agent

Public Meeting Minutes

The Board reviewed the draft of the meeting minutes of July 26, 2023

Thereafter, a motion was made by Dr. Eldredge, seconded by Ms. Byrne and VOTED (roll call); **to approve the Public Meeting Minutes as amended.**

Members in favor: Eldredge, Bickford, Byrne

Members opposed: none

Action Items:

An Emergency Condemnation and Order to Vacate Hearing

Ms. Sarah Howe, Resident for 105 Hersey Street

- Ms. Howe came before the Board to have the condemnation lifted so she and her children can move back into their home. She stated that several of the allegations listed on the condemnation order were not accurate. For example, it listed that there is no water. She assured there has always been water and this should not have been listed.
- The second matter was failure to provide electricity and she stated that it been turned back on.
- She also referred to the failure to provide smoke detectors and carbon monoxide alarms. She stated that she has them and they are all working and no one ever asked her. There is never been an issue with the smoke alarms or the CO detectors.
- She stated that the failure to maintain egress now has been cleared.
- The other issues regarding cleanliness, she has contacted a company that does clean outs and its \$100 an hour per person or \$1500 for two people. This is a burden as well as the cost because she has to drive twice a day an hour and half each way and needs to check on the chickens.
- Ms. Sarni confirmed the inspection was conducted on August 16, 2023.
- Ms Sarni stated that there was water but not sufficient in quantity to meet the needs as per the State Sanitary Code. Ms. Sarni was told there was a leak in the toilet upstairs and Sarah needs to go in basement to turn water on and off when needed.
- Hingham Light Co. informed Ms. Sarni that the electricity was reinstated.
- Ms Sarni stated in regards to the smoke and co detectors, most of the rooms were not accessible so therefore for what she could access this order item was in violation.

- Ms. Sarni informed the Board the rooms were not accessible and could not be used for their intended purposes. The beds in the bedrooms were accessible.
- Ms. Sarni expressed to the Board that she is willing to work with Ms. Howe and will go back in for inspections as Ms. Howe moves forward, such as the clear egress that she had mentioned.
- The Board asked if she could look into getting a plumber and she stated she cannot afford a plumber and has medical expenses.
- Services to help Ms. Howe were discussed. Mr. Bickford asked that if the services were found is she willing to work with them and accept the help.
- Ms. Howe stated she has been asking the town for help since last fall.
- Mr. Bickford said to work with Ms. Sarni and have her do a reinspection as well as research the services needed and pass those on to you. School is starting and we would like to work towards getting you and your children back into your home.
- Ms. Sarni confirmed with Ms. Howe to contact her so that she can get into her house to reinspect.

199-201 Ward St, Preliminary Flexible Residential Development Plan

Representatives: Mr. Brendan Sullivan, PE, Merrill Engineering and Mr. George McGoldrick
Mr. Patrick Brennan, PE, PGB Engineer, LLC

- This proposal is before the Board to review the Preliminary Flexible Residential Plan. This review is to evaluate conformance with the Hingham Supplementary Rules and Regulations for the proposed septic system.
- This is to subdivide and create 3 residential lots and one open lot with each dwelling having 4 bedrooms each. There will be a common septic system and a common driveway. There is one existing house and is on town water and would like to stay as is.
- There will be a shared septic system for the proposed dwellings.
- Dr. Eldredge discussed the wetlands and one lot had her concerned as to whether it could be built.
- Mr. Sullivan confirmed that there is about 5 acres and actually could propose 16 bedrooms.
- Mr. Brennan informed the Board they will be able to build on lot 3 in question and the septic would be on the bottom right hand corner.
- Mr. Bickford asked for confirmation that the Planning Board received the preliminary plans.
- It was confirmed that they were received and the revised plans as well. Ms Sarni said she did not receive the original plan filed until 2 weeks later. Ms Sarni informed the Planning Board that they did not get the plans when originally filed and could not have a board meeting in sufficient time to meet the planning board regulations.
- Dr. Eldredge discussed the reviewing process and confirmed the Board needs to write to the Planning Board for the preliminary approval.
- Mr. Brennan stated that they would need relief from the Hingham Supplementary Rules and Regulations as to where the septic system will be installed. They need to show that the system will not be on the same lot as any of the structures and they will need a variance to the septic at the time of the septic approval. This was done before on Ward St. and Cushing St.
- Dr. Eldredge confirmed that a conventional yield would apply to lots 1 and 2.
- Mr. Brennan stated each lot can meet the conventional yield by doing two test pits in each lot.
- The Board discussed and agreed to send a letter to the Planning Board that they are requesting more information.

Thereafter, motion was made by Dr. Eldredge and seconded by Ms. Byrne and VOTED (rollcall): **to request that the EHO, Ms. Sarni write a letter to the Planning Board addressing the concerns that we have discussed regarding the conventional lots and septic systems explaining that at this point the Board does not have enough information to approve this preliminary review.**

Members in favor: Eldredge, Bickford, Byrne

Members opposed: none

222 South Pleasant Street, Expansion of Use, Site Engineering Consultants

Representatives: *Engineer (need to get name)*

Mr. John Chessia, PE, Chessia Consulting Services and Applicant, Mr. Ryan Sillery

- This property is an existing 4-bedroom teardown and they are proposing a 6,000 square foot resident with 7 bedrooms.
- The site has had perc test done last March, 2022 and there was a series of 5 test pits and the results were less than 3 minute per inch.
- Mr. Chessia confirmed the percs were in difficult soils but 4 out of the 5 passed.
- Mr. Chessia review stated that a variances to Section VI.F (7) drain variance, Section VI.E wetland to SDS, Section V for water commitment letter and missing contours.
- Mr. Sillery suggested to move the pool house to avoid any issues with this pipe to the location of the septic.

Thereafter, motion was made by Dr. Eldredge, seconded by Ms. Byrne, and VOTED (rollcall): to continue up to 60 days.

Members in favor: Eldredge, Bickford, Byrne

Members opposed: none

Remove of Condition: Geotechnical Analysis for 28/32 Union Street and 5 Woodbine Lane

- Ms. Sarni discussed with the Board and informed that in researching this condition at this point we do not have authority to ask for this report. Test pits are usually right on the plan and to request a report to determine if the soils are compacted we would need to add this to the regulation.
- For the two addresses that are part of this discussion, would the Board be comfortable with reviewing a Form 11 report and after this review, the Board can revisit this agenda item to decide how to move forward.

Discussion

No discussion

New Business

No new business

EHO REPORT

No report

Scheduling

The next meeting is scheduled tentatively scheduled for Friday, September 29, 2023 at 7:30am.

Adjournment

The public meeting of the Hingham Board of Health adjourned at 8:15am.

Respectfully Submitted,

Elizabeth Nee, Health Agent

Documents reviewed during the Public Meeting:

- *BOH of Health Meeting Agenda*
- *Board of Health Public Meeting Minutes*
- *Emergency Condemnation and Order to Vacate at 105 Hersey Street*
- *105 Hersey Street timeline and pictures.*
- *Letter to Ms. Sarah Howe, August 21, 2023*

- *Request from Ms. Sarah Howe, August 21, 2023*
- *Definition of Conventional Yield*
- *Memo for Preliminary FRD Subdivision Plan for 199 & 201 Ward Street*
- *PGB Engineering, LLC Letter to Planning Board Members*
- *199 & 201 Ward Street Preliminary FRD Subdivision Plan*
- *222 South Pleasant Street, Summary of Issues*
- *Letter from John Chessia, P.E., Supplemental Review for Proposed Septic System, 222 South Pleasant Street*
- *Site Plan for Proposed Residence at 222 South Pleasant Street*
- *222 South Pleasant, Proposed Resident Nitrate Concentration*