

Town of Dover
Board of Health
Monday, 08/14/2023
6:30 P.M. via Zoom

Meeting Minutes - Zoom Recorded

Present: Chair Kay Petersen, Member Stephen Kruskall, and Member John Quackenbush

Also Present: BOH Director Jason Belmonte, Priscilla Steenbergen, Marc C. Conrad, Ron Tiberi, Chris Gaboriault, GLM Engineering, Valerie Lin, and John Glossa

1. Meeting called to order at : 6:30 p.m.

11. Taken out of order - 6 Park Avenue: Covenant Approval

Discussion: Director Belmonte noted that there is an existing covenant for the property, dating from 2000, requiring the property owner to get the well tested yearly and the septic pumped every other year. There will be a new deed restriction limiting the property to two-bedroom deed restriction which needs to be finalized. Owner Marc Conrad requested the existing covenant be removed. There is no precedent for the existing covenant. Ron Tiberi stated that Mr. Conrad is going to move the well to meet the 50 ft. setback requirement, to be scheduled now that the septic is completed. Mr. Conrad noted that cost is a burden and unnecessary and devalues property.

Mr. Conrad noted over 20 years he has had no issues. With the new well installation, it would likely be an improvement. Mr. Conrad hopes to drill the well within the next three weeks; he plans to go at least 120 feet, get water tested, and is willing to get reverse osmosis installation, if needed. Chair Petersen noted that a reverse osmosis system would ensure nitrates would remain controlled over time.

MOTION that BOH approves the removal of the deed restrictions requiring pumping every two years and well testing every year and substitute a new covenant requiring reverse osmosis either at each source of drinking water or for the whole house, made by Chair Petersen seconded by Member Quackenbush.

All voted in favor.

Chair Petersen welcomed new Administrative Assistant, Priscilla Steenbergen, to the department and the meeting.

Director Belmonte requested to keep informed about the well contractor and progress. He shared a copy of the covenant restricting the home at 6 Park Avenue to two-bedrooms as it is a very small property with a very small leaching area, required by Title 5, with members of the Board.

MOTION that BOH approves the covenant as presented, restricting the home at 6 Park Avenue to two bedrooms made by Member Quackenbush and seconded by Member Kruskall.

All voted in favor.

8. Taken out of order - 62 Claybrook: Suitability for a Septic System (John Glossa and iPhone133)

Discussion: Director Belmonte noted it is a vacant lot, also a shed/camp, no septic system. He noted per Dover septic regulation, you can't install a septic system on previously undeveloped lots where groundwater is within 36 inches of the surface. Soil testing a month ago 4 different pits, saw groundwater around six or so feet, in all holes, and passing soil tests. Only one corner of this lot would be suitable for the site because of the wells on the abutting properties.

John Glossa believes it's a buildable lot via zoning. Feels this site would support a septic system and a well, with room to stay at least 100 ft. from the abutting properties wells. Member Quackenbush asked Mr. Glossa what might have changed in the water table from previous to now. Mr. Glossa noted that the area they performed testing on recently is more flat and previously, testing was done at different elevations (rear of the lot). He also noted that the land drops down and that's where there are the unbuildable levels. The water table towards the front is more of a level plain rather than a water table that's following the contour of the land. Director Belmonte asked if Mr. Glossa was able to do a groundwater adjustment. He did not, but would be happy to do that to see exactly where that puts the water table.

MOTION that the Board confirms that the property at 62 Claybrook meets the water level standards for the installation of a septic system, and that contingent on the water table calculations being done by Mr. Glossa using the Frimpter Method, matches those done by our Dover Health Director, Jason Belmonte and that consistent with those two calculations matching, Mr. Glossa can continue with the design of a system to be installed at 62 Claybrook, made by Member Quackenbush and seconded by Member Kruskall.

All voted in favor.

9. Taken out of order - 6 Meadowbrook: Suitability for a Septic System - (Chris Gaboriault of GLM Engineering and 508-783-4688)

Discussion: Director Belmonte stated the site is likely unsuitable for building for Title 5 for presence of bedrock. May not know the full scope of the ledge until they go out and excavate for the septic system. Four feet of suitable material would need to be between the topsoil and the ledge for the leaching area. Chair Petersen inquired how you would determine while digging that you have suitable soils? Director Belmonte noted that he and Mr. Gaboriault would have to go out and verify before it moves forward. Septic design would note how deep to dig and contractors would measure elevation as they are doing the digging. They intend to stay away from the hole that failed.

Director Belmonte stated that the plan could be approved and if it's started and can't be done, it won't move forward. They would be doing a bottom inspection as well to make sure that they get the proper depth, which is typical of any septic system installation. Director Belmonte would be present at the excavation, verifying the leaching area.

MOTION to move that Board grant the owners at 6 Meadowbrook permission to proceed with excavation for installation of a septic system contingent, on the final system meeting the requirements for clearance above bedrock, made by Member Quackenbush seconded by Member Kruskall

All voted in favor.

Chair Petersen congratulated Jason Belmonte for his promotion to Health Director.

6. Taken out of order - Tree Preservation Committee: Valerie Lin

Discussion: Valerie Lin from the Planning Board's Tree Preservation Committee noted that since last year, they now have five people on their committee and have worked with the Conway School, who served as consultants and made recommendations to see what the Town of Dover can do to improve tree management and preservation. They made quite a few recommendations, which are available on the Planning Board website. They made short, intermediate and long-term plans for tree preservation. Between the Tree Preservation Committee and the Planning Board, they decided on three recommendations that the Committee wanted to move forward with:

1. Stormwater management bylaw mandates. That is currently happening in the Highway Department, working with Kevin McCabe and Director Belmonte to see how tree preservation can benefit and be a part of the stormwater management bylaw. The Town of Brookline is the "gold standard" of how to look at soil, erosion and tree preservation as a piece of the stormwater management bylaw. They are looking at tree setbacks around the perimeter of a property to prevent soil erosion and clearcutting. They are also looking at the enforcement piece: Some communities use a building commissioner, others have a tree warden and Lynnfield uses its Planning Board.

Some of the trigger points that other communities use are building permits with construction or disturbance of more than 2,500 square feet of a lot or increasing building gross floor area by 50% or more. Different towns have used zoning parameters based on their zoning sizes and their zoning dimensions and also tree diameters; Dover can figure out what makes the most sense to Dover. There could be options to remedy removal of protected trees such as replacement of the same amount and native, drought-resistant type of tree in another location on the property. If there is not another place on their property, they could pay into a tree fund that Dover establishes for planting trees on municipal properties.

2. They also want Dover to obtain Tree City USA designation, which the committee will apply for in September. It could open up additional grant funding opportunities and create more community engagement campaigns.
3. Creating an online tree resource library, to understand tree maintenance, native tree lists, and care of trees for new property owners in Dover.
4. Natural resource protection zoning; the Planning Board has applied for a grant for a consultant to assist with this.

Member Kruskall asked what the Board of Health's role would be in this issue. Ms. Lin noted that learning about septic and well installation can affect tree removal and support and information from BOH would help in getting these bylaws passed. Chapter 87 is the only law available currently.

Chair Petersen asked Director Belmonte if there was a standard distance for tree removal near a leaching area. Director Belmonte stated something close or on the edge would need to be removed, but he was not aware of a standard distance. Chair Petersen also asked about the minimum setback from septic systems from the property line, which Director Belmonte noted is 10 ft., which would go against the tree bylaw proposal in some situations. Chair Petersen inquired if exceptions would be made for invasive species that should be removed. Ms. Lin noted that not every species of tree would be treated the same.

Ms. Lin hopes to make an outline and then perhaps a draft for stormwater management bylaw after meeting in September with Kevin McCabe, who's been busy with flooding issues recently.

Member Quackenbush questioned BOH involvement ability and Member Kruskall noted that septic systems would be the only place, as the BOH isn't involved in groundwater oversight. Town Counsel might need to be consulted. Ms. Lin stated that they plan to try to speak with developers to bring them on to the committee or obtain their input. They also have one spot open on the board. Member Quackenbush noted that deer-resistant tree species might also be considered, along with drought-resistant and non-invasive species of trees.

Any suggestions or materials for the committee are welcome.

2. Citizen Comment - None

3. Next meeting, September 11, 2023 at 6:30 p.m.

4. Approval of Minutes from June 5, 2023

Tabled, corrections to be sent to Priscilla Steenbergen for revision.

5. COVID and Flu vaccine clinic - October 13, 2023

Discussion: Chair Petersen noted that Jason has spoken to Kevin McCabe about use of the town garage again for the vaccine clinic and to the Osco pharmacist who will assist with staffing. Member Kruskall noted that there is going to be a new COVID vaccine to be available later than anticipated. Chair Petersen noted that if not available for October, Dover would have a flu clinic only and then a second clinic for COVID. Director Belmonte asked if both boosters can be received at the same time. Member Kruskall noted that data supporting receiving them together was safe.

Member Quackenbush offered to do a spreadsheet as done last year for those who want to sign up online and phone lines will be available for others to the Board of Health. Director Belmonte asked for an advertisement date, and the answer was to start immediately. He also noted that there was a banner last year, and asked if it could the same be done this year? Discussion about having additional clinic and modifying advertising if COVID vaccine is not available for October 13. Director Belmonte will look into a patch for the banner or the cost of a new one. Online list will have an email list for contact if something changes to keep people informed.

7. Norfolk County Mosquito Discussion

Discussion: Any further information - none.

10. 19 Colonial Road: Septic and Covenant Approval

Discussion: Director Belmonte shared plans, showing the upgrade of a four-bedroom system for a house on the public water supply. He noted that they should have designed for a garbage grinder and didn't and will therefore need a deed restriction. Member Kruskall inquired what prompted the upgrade. Director Belmonte noted that the system failed. He also stated that in a case such as this, regulations require designing for a garbage grinder and if you don't, you need to get a deed restriction. Director Belmonte noted that garbage grinders are not good for septic systems and regulations penalize with a deed restriction requirement if residents don't design for one. He intends to try to change the regulation in the future. He has no concerns about this plan.

MOTION made by Member Quackenbush restricting the installation of a garbage grinder and the number of bedrooms for 19 Colonial Road, seconded by Chair Petersen.

All voted in favor.

12. Board of Selectman Goals Discussion

Discussion: Chair Petersen noted that the Selectmen solicited input from Town boards and committees about their goals for the coming year. She submitted that BOH is interested in online permitting and in digitization of paper records and in long range water resource planning.. She heard back from Bob Springett, Selectboard Chair, who noted that online permitting and digitization are high on their list. He said that the BOS is already addressing water resources. Member Quackenbush feels Dover should have better water resource management, and the issue has fallen to the wayside. Chair Petersen hopes that we will be able to become involved.

Selectman Springett also said in his email that a project manager would be needed to oversee the online permitting and digitization. Director Belmonte did not know if Dover would be hiring an IT Manager or a Project Manager.. Member Quackenbush felt a project manager might not be the best choice for integration of a new IT system. Director Belmonte agreed that online permitting is a high priority for Dover. Chair Petersen noted Director Belmonte and she will be meeting with the new Town Administrator to discuss further in the next few weeks.

13. Personnel Board Meeting follow-up

Discussion: Website assessment for information about sharps container disposal available in BOH, noting better placement needed on town website and inclusion in town newsletter. Director Belmonte noted that Felicia Hoffman, Town Clerk, handles updates to the Town website and it is a lot for one person to oversee and she does not do design work. It was suggested that services listed and requirements available are included to make information easily accessible.

14: Adjournment at 8:26 p.m.

Motion by Member Quackenbush to adjourn meeting, seconded by Member Kruskall.

Submitted by,



Priscilla Steenbergen