

Sudbury Board of Health Virtual Meeting/ Public Hearing: 29 Stone Rd. June 8, 2021

Attendees: Carol Bradford – Board Chair, Linda Huet-Clayton – Board Member, Susan Sama – Board Member, Bill Murphy – Health Director, Patty Moran – Public Health Nurse, Bethany Hadvab – Social Worker, Pio Lombardo – Phillip Edison Contracted Engineer, Tony Hasslinger – Philip Edison Atty, Marc Porter – Philip Edison, Fareed Harshraj, Abutters Stephanie Kuster – 245 Raymond Rd, Kevin Westeberg – 239 Raymond Rd.

Public Comment: None

4:05: Meeting commenced.

Sudbury Crossing Overview/Update of Proposed Septic System – New Technology

Pio Lombardo: Presented updates of proposed septic system design for Sudbury Crossing Located at 235 Boston Post Rd. The Mass Department of Environmental Protection has reviewed the plans and has highlighted deficiencies that Mr. Lombardo has addressed and corrected in his revised plan. The DEP is reviewing performance data regarding system efficiencies prior to issuing a groundwater discharge permit. The Board of Health is responsible for approving the septic design and installation.

Concerns voiced by Board and Abutters:

Abutters: Stephanie Kuster and Kevin Westeberg who have properties that abut Sudbury Crossing (Raymond Road) voiced concerns that surface water runoff from Sudbury Crossing with the increased capacity of the proposed septic installation could have a negative impact on their properties. Pio Lombardo responded by indicating that the landscaping would be graded to move surface water runoff away from the Raymond Rd. properties.

Ground water evaluations were done in 2016 (which was a drought season). Does this evaluation take into consideration significant rain fall and flood seasons? Mr. Lombardo said that there is documentation that has been submitted to the BoH confirming that groundwater evaluations were conducted after 2016. Surface water can be redirected by contouring the gradation of the property.

Surface Water: Both Lombardo and Marc Porter will go back to re-evaluate surface water runoff (post installation) prior to landscaping.

Surface breakout – Abutter reported surface breakout of sewage due to soil saturation and malfunctioning toilet or a faucet in a tenant’s space. How will this affect properties and septic systems of abutting home owners? Mr. Lombardo said the drain fields should absorb the overflow and not effect abutters.

Construction and how it will impact neighboring properties, traffic flow, noise levels etc.? Philip Edison has responded with trying to make the construction process as safe, effective and efficient as possible.

There are currently 3 existing similar systems in Massachusetts. One is located in Granby Massachusetts. Mr. Westeberg questioned if the properties surrounding the Granby site had any similarities to the Sudbury Crossing site. Meaning the number and location of homes, groundwater, well locations proximity to proposed septic site. Mr. Lombardo affirmed that the Granby site had many similarities to the Sudbury Site.

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Sudbury Crossing Overview/Update of Proposed Septic System – New Technology Continued:

Conclusion of Meeting: Because the Board of Health and the Health Director have limited knowledge of this new technology that this system poses, the board proposed that a third-party engineering firm be hired to do a peer review of the system and surface water run-off (in totality) that could affect the abutting properties.

VOTE: Sama motioned to seek out and hire an engineering firm to conduct a peer review of the Sudbury Crossing septic system, in totality. Huet-Clayton seconded the motion. Motion approved 3-0-0.

Public Hearing of 29 Stone Road Sudbury Abandoned Property – Unfit for habitation: Notice was published in the MetroWest Newspaper on May 26, 27 and 28, 2021

Public Hearing Panel: Bill Murphy – Health Director, Gregg Corbo – Town Council, Andrew Lewis – Building Inspector, Tim Choate – Asst. Fire Chief, John Whalen – Fire Chief.

Property was condemned May 10th 2020 by Sudbury Health Director, Building Inspector and Fire Inspector. It has been observed from outside the dwelling that the home has been abandoned for decades, the brush is overgrown, the interior and exterior are filled with clutter. Doors and windows are gone or open to the elements and there are rodent droppings and holes in the roof.

Safety issues and recommendations: Andrew Lewis – Building inspector believes that the safest action would be to demolish the building. Mr. Lewis will put up signage on the structure prohibiting entry. John Whalen – Fire Chief believes that if a fire broke out that getting fire apparatus close enough to the site would be difficult enabling the fire to spread unnecessarily.

Current/Future Financial Status of Property: There is a substantial tax arrearage on the property with no one financially responsible. The court will be petitioned to allow the Town of Sudbury to secure the property and add these expenses to a lien in addition to the outstanding taxes. Securing the property would consist of Boarding up the openings, animal trapping and a hazmat team to remove any hazardous materials.

Evelyn Cullinan – The sister of Carol Childs (property owner), Ms. Cullinane, claims that her sister may have diminished functionality and asked the Board to secure the property in order to give the family members time to try and locate Ms. Childs. Ms. Cullinan has requested that the town not tear down the structure until Ms. Childs can be found.

Securing vs. Demolition: Mr. Murphy and Mr. Lewis will continue to assess whether the property can be adequately secured or need to be torn down. The property may be beyond saving due to deterioration, rot and neglect.

Legal Steps: Order the removal of all refuse and debris. Obtain a court order for access the property to secure or demolish the premises. The house will then be demolished within 30 days of the court order and of applicable law.

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Public Hearing of 29 Stone Road Sudbury Abandoned Property – Unfit for habitation: Notice was published in the MetroWest Newspaper on May 26, 27 and 28, 2021

VOTE: Carol Bradford motioned to obtain a court order to secure the premises at 29 Stone Rd and clear all debris and refuse within 24 hours and to demolish within 30 days of court order. Linda Huet-Clayton seconded the motion. Motion passed 3-0-0.

Patty Moran – Public Health Nurse Update:

May COVID Stats: 5 New cases, 14 Close Contacts, 1 Delta Variant confirmed (Possibly 2 Delta variants). None of the aforementioned were vaccinated. Pool testing at the schools will continue to the end of the school year. June has had 2 breakthrough cases (first round of vaccine was administered in both cases).

Infectious Diseases: 2 HEP B, 2 HGA and 1 Lyme reported

Vaccinations: 74% of Sudbury residents are fully vaccinated. 90% have been partially vaccinated.

Bethany Hadvab – Social Worker Update:

Residents need for resources: There has been an uptick in residents having complex needs. Staff has been filtering out emergency vs. non-emergency needs making it difficult to service all cases.

Meetings: There have been community meetings for those who are in need and crisis. Separate community meetings occurred for those who can provide services and support to those in need.

Interns: A new intern will start in May. After one month of training the intern can begin to work on some projects/tasks independently.

Bill Murphy – Health Director Update:

Excellence Grant: There has been no monies issued as of yet. Logistics as to how services will be apportioned by community is still being worked out.

Health Inspector: A candidate has been vetted thru personnel and offered the position. They will need to sign the offer to make official. There is a concern that there will be a gap between losing the contracted health inspector on July 1st and the start of the new candidate on August 2nd. The Health Director will need to cover all Health needs individually for the gap month.

Office Renovation: The plan is to increase health office square footage and change the footprint to make the space more functional in the planning stages.

East Middlesex Mosquito Control Project: Samples have been collected but not yet tested. Backpack spraying in crucial areas has been completed. Mass Dept. of Public Health has reached out to schools, camps and other establishments to educate about EEE, WNV and other mosquito borne diseases to promote safety and mitigation.

Meeting adjourned at 5:49 PM.