



Board of Health

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PUBLIC HEARING

Wednesday, August 17, 2016 at 7:30 PM
Sherborn Town Hall

For

**Proposed Changes to
Sherborn Board of Health Regulations for
I. Sewage Disposal, and
II. Domestic Water Supply**

[Note that the text proposed to be omitted is in *italics*.
Proposed new text is in **bold**.]

(1) Regulation I, Sewage Disposal – Adding a new third paragraph to clarify the room count determination for housing for the elderly.

7.1 LEACHING AREA SIZE

A. The maximum daily flow for a household for design purposes shall be based on water use of 55 gallons per capita per day. The number of people housed shall be based on two persons per bedroom.

A bedroom is any room other than a kitchen, dining room, living room, bathroom, den, playroom, family room, and/or library on the first floor. Any room (not equipped as a kitchen) on any level that has a door leading directly into a bathroom with a tub or shower is considered a bedroom. Any room above the first floor shall be considered to be a bedroom. In all cases the number of bedrooms shall not be less than one-half (1/2) the total number of rooms in the house rounded down (if necessary) to the closest whole number. To be counted as a room, the space must be habitable per the Massachusetts housing code. For systems installed after March 31, 1995 (Implementation date of State Title 5 revisions), the calculations of one-half (1/2) the total number of rooms rounded down (if necessary) shall only apply to dwellings of more than 8 rooms.

When Housing for the Elderly, as defined in 310 CMR 15.002, contains no more than 2 bedrooms (whereby all rooms above the first floor and any room connected to a full bath shall be considered a bedroom), the total number of rooms may be up to six (6) and still qualify for the 310 CMR 15.000 (Title 5) specified flow for Housing for the Elderly. The sixth room shall have no more than five (5) of the following characteristics:

- **Privacy**
- **Floor space greater than 70-square-feet**
- **Ceiling height greater than 7-feet**
- **Electrical service and ventilation**
- **Window**
- **Finished floor and finished ceiling (either together or separately)**

All single-family dwellings shall be designed for a minimum of three (3) bedrooms.

If the residential leaching area has not been designed with sufficient capacity to accommodate a garbage grinder, proof of a deed restriction shall be required prior to release of the approved plan.

(2) Regulation II, Domestic Water Supply – Adding language to the definition of a Semi-Public Water Supply.

Section 2.4 SEMI-PUBLIC WATER SUPPLY

Any water system serving or intended to serve water for human consumption or for domestic uses or purposes including, but not limited to, multiple dwellings, restaurants, dairies, schools, institutions, campgrounds, recreational camps for children, state/town forests, parks and beaches. **This designation shall also apply to multiple private wells serving something other than a single family dwelling on a single lot. The water supply for a project with a combined water volume production (from one or multiple wells) of greater than 2,500-gallons per day and which is not otherwise regulated as a Public Water Supply by the Massachusetts Department of Environmental Protection (MassDEP), shall be considered a Semi-Public Water Supply.**

(3) Regulation II, Domestic Water Supply – Adding a new definition in a new Section 2.8.

2.8 MAXIMUM CONTAMINANT LEVEL GOAL (MCLG)

The level of a contaminant in drinking water below which there is no known or expected risk to health, as determined by the U.S. Environmental Protection Agency.

(4) Regulation II, Domestic Water Supply – Amending Section 17.3(F) to include a section title and to specify the requirements for water quality for Semi-Public Water Supplies.

Section 17.3 LABORATORY TESTS

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F. SEMI-PUBLIC WATER SUPPLY – WATER QUALITY

Where applicable, water quality of semi-public water supplies shall comply with effective regulations of the U.S. Environmental Protection Agency and the Commonwealth of Massachusetts.

Initial water quality testing shall be performed in accordance with _____. Routine monitoring of a Semi-Public Water Supply shall be established by the Board of Health, taking into consideration results of the initial water quality testing and anticipated influences of onsite wastewater and/or stormwater management. Monitoring, the first round of which shall be performed prior to the water being supplied to any residence, shall initially consist of the following schedule of sampling and analyses:

- **Monthly: Heterotrophic Plate Count (Total bacteria), Total Coliform bacteria, Nitrate Nitrogen, Nitrite Nitrogen, and pH**
- **Quarterly: Inorganics**
- **Semi-Annually: Volatile Organic Compounds (Method 524), Semi-Volatiles, Sodium**
- **Annually (unless amended by the Board of Health): Pesticides, 1-4 Dioxane, Perchlorate**

A copy of laboratory reports, from a MassDEP certified laboratory, shall be submitted to the Board of Health within one month of the laboratory report date.

Sampling and analysis protocols (e.g. for laboratory certification, sample collection and handling, etc.) shall be in accordance with the requirements of 310 CMR 22.000.

After the Semi-Public Water Supply has been operated at full capacity for 2-years, the monitoring schedule may be adjusted by the Board of Health based on evaluation of analytical results submitted.

Sampling of neighbors' wells

(5) Regulation II, Domestic Water Supply – Amending Section 17.3(G) pertaining to the requirements if volatile organic compounds are detected.

Section 17.3 LABORATORY TESTS

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G. If any concentration of volatile organics is detected or the sodium concentration is greater than 28 mg/l, a document shall be attached to the deed and recorded in the South Middlesex Registry of Deeds which identifies the chemicals, their concentrations and health effects. *A whole house treatment system for the removal of volatile organics shall be installed if they are detected.* **If a volatile organic compound exceeds 25% of the U.S. Environmental Protection Agency's National Primary Drinking Water Regulations' Maximum Contaminant Level Goal (MCLG), the well owner shall follow one of the following options:**

(i) Install a whole-house treatment system designed to maintain volatile organic compound content in the water below Massachusetts Department of Environmental Protection (MassDEP) drinking water standards; or

(ii) If volatile organic compound levels are below MassDEP drinking water standards, a MassDEP certified laboratory shall collect and analyze a raw water sample for VOCs (method 524) annually, in January, to demonstrate that MassDEP drinking water standards are being met.

The above-noted deed recording shall include notice of which of the above approaches was implemented.

A copy of each Volatile Organic Compound analytical report shall be submitted to the Board of Health within 30-days of the laboratory report date for each analysis. If any volatile organic compound level is shown to exceed MassDEP drinking water standards, Option (i) shall be required. Upon review of multiple rounds of volatile organic compound analytical results for levels and trends, the Board of Health may require an increase in or allow a reduction or elimination of the frequency of the sampling and analyses specified by (ii).

(6) Regulation II, Domestic Water Supply – Adding a new subsection 17.5(D)

Section 17.5 PROHIBITIONS

D. For water quality protection, explosives containing perchlorate explosives may not be used for site development (e.g. for blasting or well installation).
