



## Town of Sherborn Groundwater Protection Committee

### GPC Meeting Minutes

**Date:** Wednesday, August 9, 2023

**Time:** 7:30 PM

**Location:** Zoom Meeting

1. Call to Order: 7:33 PM, roll call vote. Members present: Tom Trainor, David Sossen, Tara Hourihan, Stef Harrison, Adrienne Frankel, Associate Member Steve Constantine (note that Barton Kunstler joined shortly after the start of meeting and was present for all votes). Members not present: Andrea Stiller. Guests present: Brian Moore, Natalie Weare, M. Powicki. Approval of the posted agenda (no 48 hr. topics) was moved and seconded and approved unanimously by roll call vote.
2. Review of draft July 12<sup>th</sup> meeting minutes, motion to accept moved and seconded and approved unanimously by roll call vote.
3. GPC agenda items: NOTE: For the meeting, Farm Road Homes was discussed first and then Coolidge Street Homes.
  - a. **New Sherborn 40B project, Coolidge Street Homes:** GPC comments now due to Select Board by August 21, for a Select Board August 24 meeting (SB comments now due to MassHousing by August 28, 2023).

A discussion covering the proposed 108 Coolidge Street Homes 40B development (5-acre parcel, 12 units) covered several points:

- i. 3,300 gallons per day of septic flow, triggers 2,000 gallon/day additional MA Title 5 regulation.
  - ii. Select board would like comments from Boards/Committees by August 21. To be discussed by the SB at their next meeting, August 24.
  - iii. Stef brought up proximity of proposed drinking water wells to the leach field and that wells are downhill (down gradient) of the leach field.
  - iv. The site is located somewhat close to Course Brook and the MWRA aqueduct, both of which have been shown to be sources of contaminants emanating from the General Chemical site in Framingham.
  - v. The committee centered on six topics of potential groundwater concern, captured by Stef:
    1. Distance from septic to wells, given large volume of septic system and the cumulative draw of three adjacent wells.
    2. Wells are located downhill/down gradient from septic.
    3. Wells are all located within wetlands No-Alteration zone.
    4. Significant potential for mounding of septic within wetland buffer zone.
    5. Migration of contaminated groundwaters from General Chemical via known pathways in groundwater, MWRA Aqueduct, and Course Brook.
    6. The need for stormwater management to account for climate change.
  - vi. Motion to permit the Chair to send these 6 bullet points to the Select Board representing the initial GPC comments on this proposed development. Seconded, and approved unanimously by roll call vote.
- b. **40B Comprehensive Special Permit Aug 1st Sherborn ZBA hearing – Farm Road Homes. Review GPC working group comments provided to the ZBA on July 31, 2023.**

- i. Tom shared on screen with the committee the GPC working group's (Tom, Andrea, Tara) initial comments file that was sent to the ZBA on July 31<sup>st</sup>, in time for their Aug 1<sup>st</sup> initial hearing on this 40B project. In the copy shown Tom also had a few new red-lined proposed edits/corrections added since the submittal to the ZBA. Tom initially asked the committee for any further edits. None provided.
  - ii. The septic system for the Farm Road project is projected at 8,360 gallons per day. The MA Title V major additional septic regulations for large scale septic was misstated in the draft comments to the ZBA at 20,000 gallons per day, so the correction was made to 10,000 gallons per day in the latest draft.
  - iii. Peer reviews to be hired soon by the ZBA to review all Board/Committee concerns and developers plans. Next ZBA meeting is Wednesday, September 6. ZBA will be sitting in place for the BOH, ConCom, GPC, etc. per 40B review regulations.
  - iv. Stef provided an overview of the 40b submittal and review process. Sherborn ZBA acts as point for the town in all discussions. She suggested that any comments made to be submitted to the ZBA need to be action oriented and not just a complaint. ZBA can take these action items and consider adding conditions/requirements for any final approved permit. The GPC needs to make the ask: Identify concerns and put together a bullet list of conditions. Example: storm water guidelines to consider climate change concerns both current and future, etc.
  - v. PFAS & Nitrate concerns raised from large septic flow.
  - vi. Drinking water: 7 proposed private wells to be located to the east edge of the property. Testing is only done at installation of the wells, and not going forward as required by MassDEP regulated public water supply wells (PWS). The threshold is 25 residents served per well for PWS. Stef: Collectively the 7 wells meet the threshold for a public water supply. Tara: PFAS levels are not tested now upon installation of private wells in Sherborn. BOH is working now on revised local regulations on adding this requirement for new private wells. Currently no testing for PFAS unless BOH requires it. Stef: Because combined 7 wells is the size of a public water supply this should be treated as a public water supply (condition for ZBA?). MassDEP "MCL's" is only enforceable on a public water supply.
  - vii. Tom would prefer to finish the document tonight but not necessarily the perfect document and have it now voted on and approved by all members of the GPC so it can be submitted to ZBA before their next 9/6 meeting.
  - viii. Stormwater: No additional comments tonight to the draft except for the impact of climate change. Considerations beyond current regulations?
  - ix. Stef: suggest delaying a vote on approval of current draft, and rather continue this topic and vote on it at our next September 13<sup>th</sup> meeting. We need to be crystal clear and specific in our recommendations for the document to be most effective.
  - x. Tom: Continue discussion to next meeting and allow the working group to continue to make improvements prior to 9/13 meeting, given the time needed tonight to consider the other 40B project and comments letter.
  - xi. General comments: Brian Moore agrees that the committee does not have regulatory power to move these conditions to the permit but needs to present these to the ZBA. The timeline for this is on the town website.
4. Scheduling the next GPC meeting, September 13<sup>th</sup> at 7:30 PM?
  5. Adjourn meeting: 9:08, Moved and seconded, and approved unanimously by roll call vote.