



# Board of Health

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## MEMORANDUM

**TO:** Sherborn Zoning Board of Appeals, ZBA  
**FROM:** Daryl Beardsley, Julie Dreyfus, Mark Oram -- Sherborn Board of Health (BoH)  
**DATE:** May 21, 2024  
**RE:** Farm Road Homes 40B – Local Variances to BoH Regulations

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Several variances have been identified by the BoH for the project as proposed. Comments and/or recommendations are summarized in the table below.

Variance Needed	BoH Comment/Recommendation
<b>Septic Regulations</b>	
I.7.1	Room and bedroom counts are the basis for septic system sizing throughout Massachusetts and the U.S. Unfinished spaces that are converted to rooms put the performance of the septic system and protection of drinking water supplies at risk. The BoH recommends against waivers to this regulation.
I.7.1	SASs that are to accommodate residences with garbage grinders are required to be 50% larger than if no garbage grinder is present. The BoH strongly recommends that garbage grinders NOT be permitted. Garbage grinder prohibitions were implemented at The Fields of Sherborn and 59 North Main Street, along with educational and other provisions to prevent their later addition by residents.  An appropriate garbage grinder deed restriction must be confirmed as registered with Middlesex County before the septic permit is released. The BoH can provide a copy of appropriate deed language.
I.8.0.1 and I.8.0.2	More soil between the bottom of the SAS and the water table provides more treatment of effluent. Naturally deposited soil is more effective than sewer gravel. It is recommended that compliance with these requirements be maximized. A profile for the step trenches (standardly provided for systems with step trenches) would have aided this evaluation.
I.10.2	The SAS is less than 125 feet from wetlands. Confidence in the nitrogen loading analysis would have aided with the BoH's evaluation of this waiver. At present, the BoH is not comfortable with recommending that the waiver be granted but does suggest that

	the Conservation Commission would be better suited to that determination with an appropriate nitrogen loading analysis.
<b>Water Supply</b>	
The BoH recommends that no waivers are granted because there are no state level regulations for private wells.	
<b>Standards for Other than a Single Family Home on a Single Lot ...</b>	
III.2	<p>These regulations are also intended to make certain that earth removal projects will (a) maintain a depth to groundwater which is adequate for the construction of subsurface wastewater disposal systems under both local regulations and the State Environmental Code and (b) not be injurious to water supply and (c) will be carried out so as to provide adequate protection against flooding, siltation, and other drainage problems.</p> <p>With the large (greater than 10,000 cubic yards of material to be removed from the site currently planned, per cut and fill information presented), the BoH recommends that a plan be put into place to maximize retention of soils on site and especially to maintain at least 6 feet of soil wherever it currently exists. This may aid with future septic needs.</p>
III.3.1	The Environmental Health Impact Report (EHIR) is an important tool to assess impacts to sensitive receptor from septic systems that are significantly larger (or clustered more densely) than typical residential lots in Sherborn. Septic systems are the primary source of impacts to drinking water supplies. As the requirements for nitrogen loading analyses are not onerous, but do require good inputs to proven analytical methods, the BoH does not recommend waiving this important requirement for verifying public health protection.
III.10.C	If bedrock is to be disrupted, the BoH strongly recommends against allowing blasting agents to be used. Perchlorate is the most toxic and has been banned in other municipalities as well. All blasting agents contain significant amounts of nitrogen compounds that have often been detected in groundwaters near blasting sites.