



**Town of Southborough
Board of Health**
9 Cordaville Road, Lower Level
Southborough, MA 01772-1662

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Phone: (508) 481-3013

Minutes of the Southborough Board of Health

Meeting Minutes

June 11, 2025 – Board of Health – Virtual Meeting – 12:00 pm

Present:

Board Members, Chelsea Malinowski, Dr. Safdar Medina, Dr. Liz Zulick; Health Director, Taylor West; Sanitary Inspector, Dennis Costello; Health Agent, Chris Craig; Business Administrator, Barbara Spiri

Also in Attendance: Tobacco Control Manager, Parivallal Thillaigovindan; Engineering Design Consultants, Inc., Peter Bemis; Owner of Mauro's Café, Steve Mauro

Opening:

The meeting of the Board of Health was called to order at 12:01 pm by Ms. Malinowski.

Topic: Approval of the 5/6/25 Meeting Minutes

Action: Ms. Malinowski made a motion to accept the minutes as presented from the 5/6/25 meeting. Dr. Zulick seconded the motion and voted aye. Ms. Malinowski voted aye. Vote: 2-0

Topic: Re-Organization of the Board

Discussion: The Board decided to keep Ms. Malinowski as Chair and Dr. Medina as Vice Chair. Dr. Zulick will remain the Clerk for the Board.

**Action: Ms. Malinowski made a motion to accept the Board members' positions:
Chelsea Malinowski, Chair
Dr. Safdar Medina, Vice Chair
Dr. Liz Zulick, Clerk**

Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote 3-0

Topic: Reappointment of Parivallal Thillaigovindan as Tobacco Control Manager for FY26

Action: Ms. Malinowski made a motion to appoint Mr. Thillaigovindan as the Tobacco Control Program Manager for Southborough through 6/30/26. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Topic: Yearly Tobacco Update

Discussion: Mr. Thillaigovindan recently completed inspections for establishments that sell tobacco products in Southborough. He also informed the board there are new products that are not labeled ‘flavored’ when they really are flavored products. He would like to show some of these to the board members at a future in-person meeting. Mr. Thillaigovindan also suggested the language for the ban of ‘nicotine pouches’ be added to the Southborough regulations. This topic will be addressed at a future meeting/public hearing.

PUBLIC HEARING: 2 East Main Street Project – Peter Bemis

The public hearing was opened at 12:18 pm by Ms. Malinowski.

The Southborough Board of Health will hold a virtual public hearing on Wednesday, June 11, 2025, starting at 12:10 pm. This meeting may be watched, or residents may participate in the meeting remotely with the meeting link at: <https://ma-southborough.civicplus.com/674/Virtual-Meetings>. It will also be recorded and available on YouTube. The meeting will include a vote on the East Main Street Project (2 East Main Street). This notice will also be posted at the Southborough Town Hall. Written comments may be mailed prior to the vote to the Health Department, 9 Cordaville Road, Lower Level, Southborough, MA 01772. This legal notice is also posted through legals@wickedlocal.com.

Discussion: This meeting is a revisitation of the 4/8/25 public hearing. (There was an issue with notifying the abutters.) Mr. Bemis stated the plans he submitted in April are the same. He has included additional information in red. The building will have 8 units – with one being an affordable unit. The gallons/day are based on the history of the property and its use. The plan will meet the Title 5 code. Mr. Costello reiterated the GoodFlow system is better for groundwater. The board can approve by right and it does not require a variance. Mr. Mauro feels the drainage problem and has a high-water table in that area. Mr. Costello stated the system will contribute to the groundwater. He feels it will not contribute to the water table - 800 gallons will be spread over a wide area. Mr. Mauro worked with DPW but is concerned about the water table in the downtown area. The board suggested he discuss the issue again with DPW.

Action: Ms. Malinowski moved to approve the increase in flow - which is based on historical information of prior use of 990 gal/day - to 880 gal/day utilizing the GoodFlow system. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Ms. Malinowski moved to accept the septic plans as presented with for 2 East Main Street, including the historical information regarding the flow and will be updated to be a construction plan in due time. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Ms. Malinowski moved to close the public hearing at 12:56 pm. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Topic: FY26 Contract for Sanitary Inspector

Action: Ms. Malinowski made a motion to approve the updated FY26 contract for Mr. Costello. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Topic: Public Health Director's Performance Evaluation

Action: Ms. Malinowski moved to accept the performance review for Ms. West. Ms. Malinowski will be authorized to finalize the document. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0

Topic: Personnel Board & Compensation

Discussion: Ms. West informed the board the revised job addendum for the Business Administrator is being brought to the Personnel Board meeting to be reviewed for compensation.

Topic: Meeting Schedule

Wednesday, July 11, 2025 – 12:00 pm - BOH Meeting & Public Hearing - Virtual & In Person

Topic: Public Comment

Discussion: Public comments were not brought before the board.

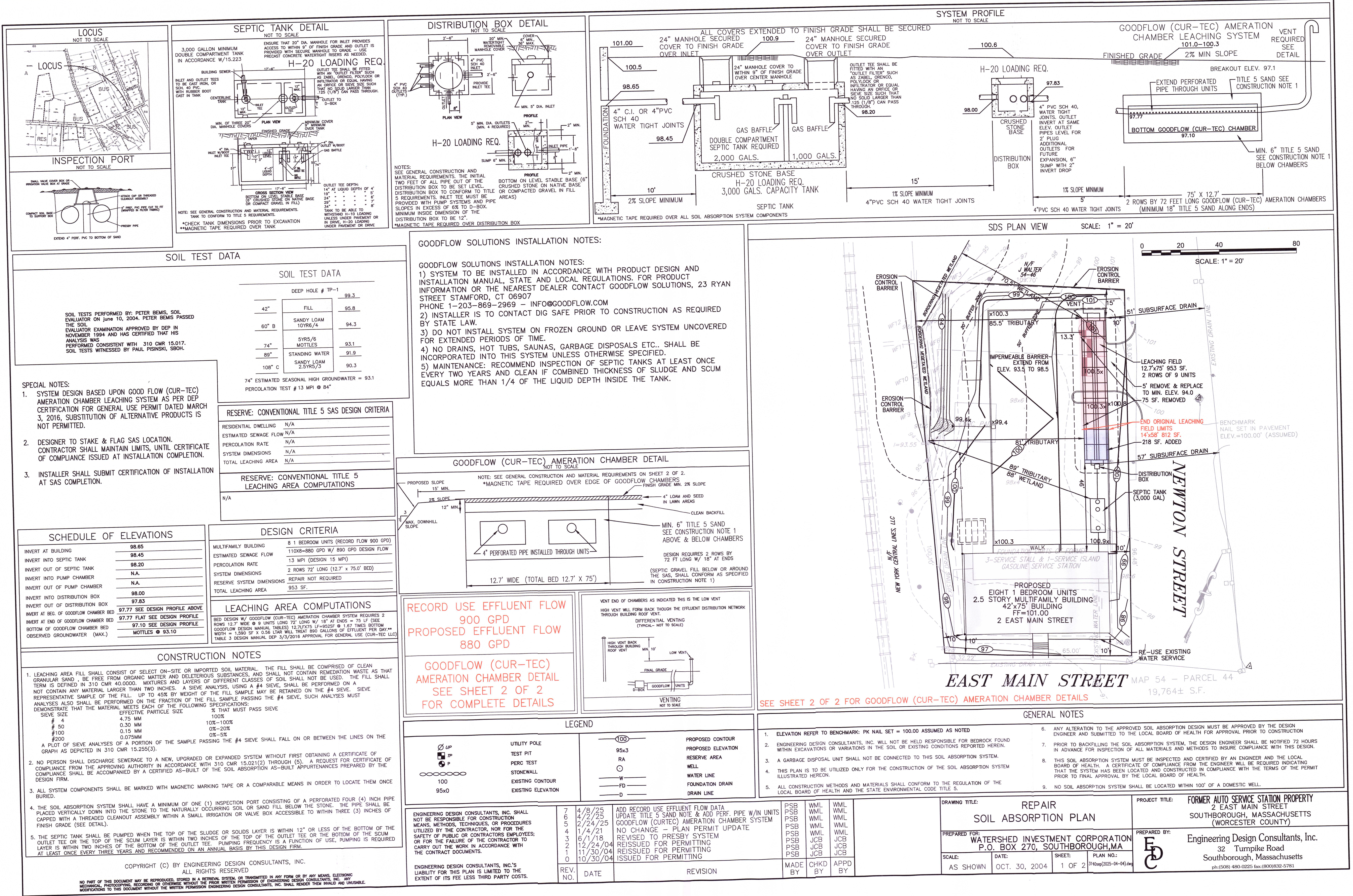
Ms. Malinowski made a motion to adjourn the meeting at 1:03 pm. Dr. Medina seconded the motion and voted aye. Dr. Zulick voted aye. Ms. Malinowski voted aye. Vote: 3-0.

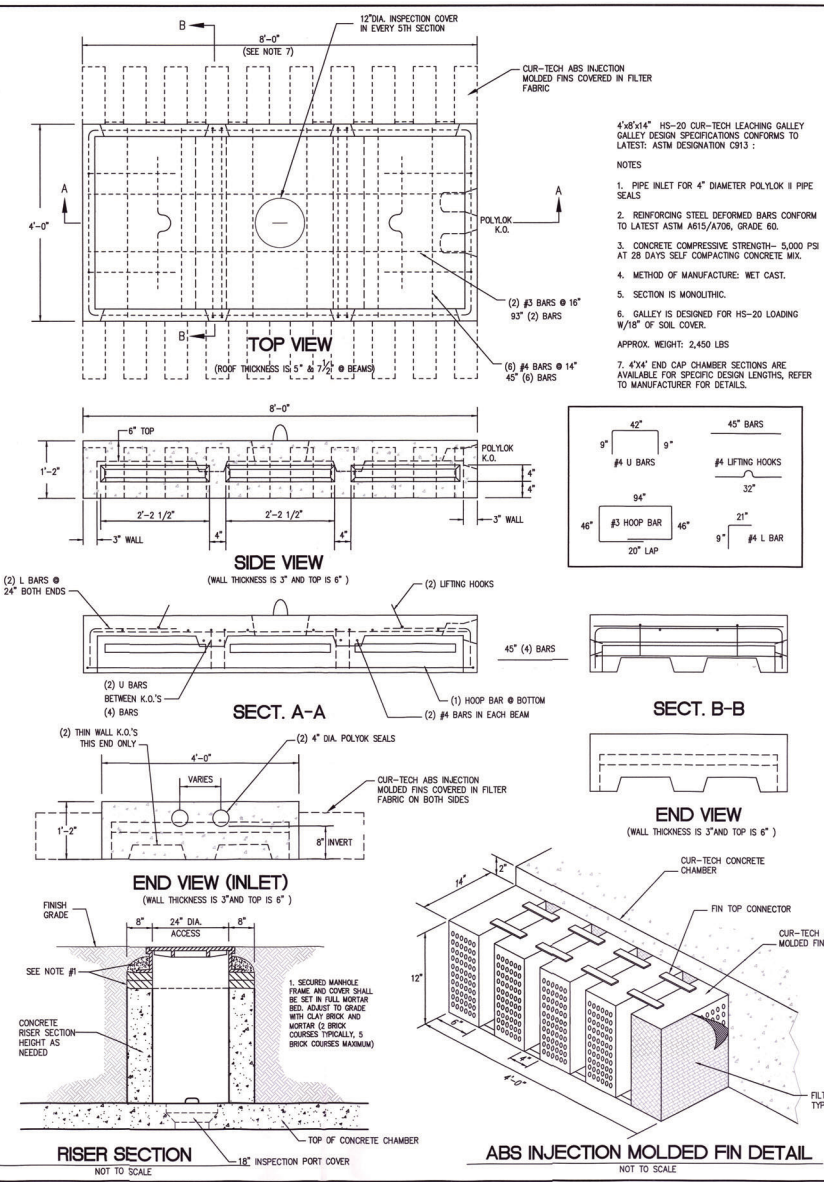
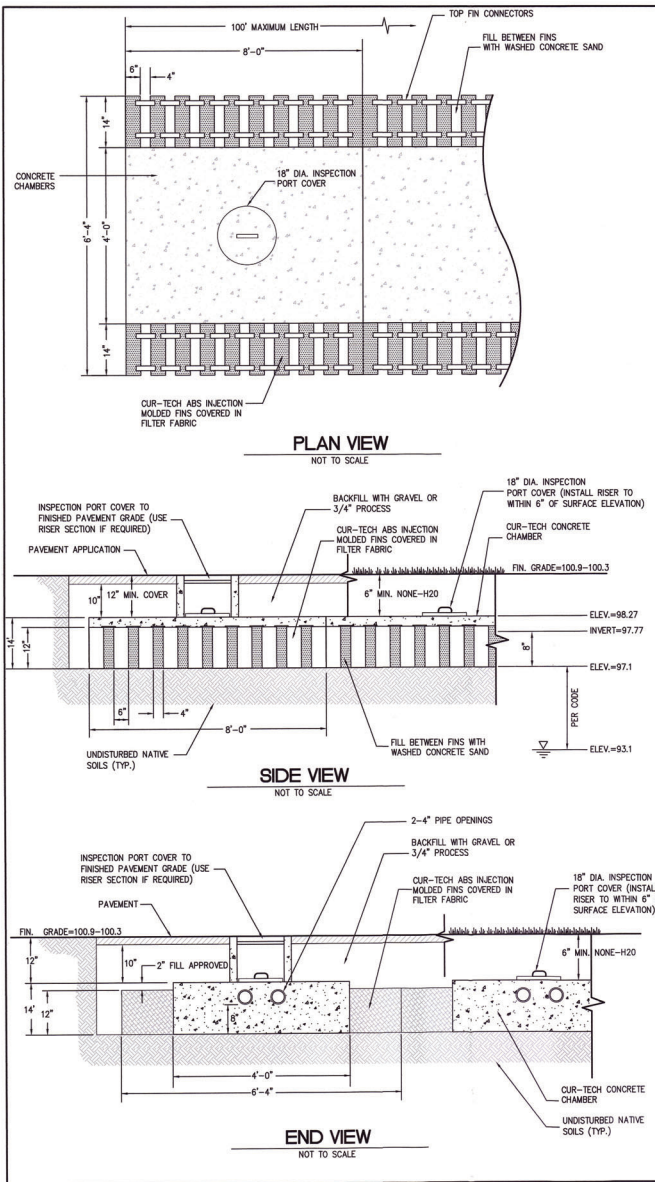
Respectively submitted by Barbara Spiri, Business Administrator and edited by Chelsea Malinowski.

Documents Used at the Meeting:

2 East Main Street Proposed Plan p1

2 East Main Street Proposed Plan p2





CUR-TECH CTL CHAMBER PRODUCT SPECIFICATION

GENERAL
CUR-TECH CTL 12 CHAMBERS ARE DESIGNED AS AN ALTERNATIVE SOIL ABSORPTION SYSTEM

CHAMBER PARAMETERS

1. THE CHAMBERS DIMENSIONS OF THE CUR-TECH CTL 12 SHALL BE 14 INCHES TALL, 48 INCHES WIDE AND 8 FEET LONG. THESE ARE THE DIMENSIONS WITHOUT THE INJECTION MOLD FINS.
2. THE CHAMBERS DIMENSIONS OF THE CUR-TECH CTL 12 WITH INJECTION MOLD FINS SHALL BE 14 INCHES TALL, 76 INCHES WIDE AND 8 FEET LONG.
3. THE DIMENSIONS OF THE INJECTION MOLD FINS FOR THE CTL 12 CHAMBERS SHALL BE 12 INCHES TALL, 14 INCHES LONG AND 6 INCHES WIDE.
4. THE INJECTION MOLD FINS ARE TO BE ATTACHED TO THE CTL 12 CHAMBERS BEFORE SYSTEM IS TO BE BACK FILLED.
5. THE INVERT TO THE CUR-TECH CTL 12 CHAMBERS ARE 8 INCHES TO THE BOTTOM OF THE PIPE.
6. EACH CUR-TECH CTL 12 WILL HAVE AN 18 INCH INSPECTION PORT IN THE CENTER OF THE CHAMBERS.
7. EACH ROW OF CUR-TECH CTL CHAMBERS WILL HAVE A MAXIMUM LENGTH OF 100 FT.

CUR-TECH CTL CHAMBER PRODUCT INSTALLATION SPECIFICATION

TRENCH INSTALLATION PARAMETERS

1. LENGTH (EACH TRENCH) 100 FEET MAXIMUM (310 CMR 15.251(1)(a)).
2. ONE ROW OF CTL CHAMBER SYSTEM WHEN CALCULATED BY BOTTOM AREA ONLY THE DESIGN CALCULATIONS ARE 10.57 SQ FT PER LINEAR FOOT IF SEPARATE SINGLE ROWS ARE INSTALLED AT THE SAME ELEVATIONS THE SEPARATION BETWEEN ROWS IS 10 FEET.
3. THE MINIMUM SEPARATION DISTANCE BETWEEN ANY TWO TRENCHES SHALL BE TWO TIMES THE EFFECTIVE WIDTH OR DEPTH OF EACH TRENCH, WHICHEVER IS GREATER, OR WHERE THE AREA BETWEEN TRENCHES IS DESIGNATED AS RESERVE AREA, THREE TIMES THE EFFECTIVE WIDTH OR DEPTH OF EACH TRENCH, WHICHEVER IS GREATER (310 CMR 15.251(4)) - CUR-TECH SHALL BE SEPARATED BY THREE TIMES THE ACTUAL WIDTH AND ARE SUBJECT TO OTHER SPECIAL CONDITIONS AND LIMITATIONS.
4. THE EFFECTIVE LEACHING AREA SHALL BE CALCULATED USING THE BOTTOM AREA AND A MAXIMUM OF TWO FEET (PER SIDE) OF SIDE WALL AREA FOR EACH TRENCH (310 CMR 15.251(1)(a)).
5. TRENCHES SHALL BE SITUATED, WHERE POSSIBLE, WITH THEIR LONG DIMENSION PERPENDICULAR TO THE SLOPE OF THE NATURAL SOIL, WHERE POSSIBLE THEY SHALL FOLLOW THE CONTOUR LINES (310 CMR 15.251 (2)).
6. TRENCHES CONSTRUCTED AT DIFFERENT ELEVATIONS SHALL BE DESIGNED TO PREVENT EFFLUENT FROM THE HIGHER TRENCH(ES) FLOWING INTO THE LOWER TRENCH(ES) (310 CMR 15.251(3)).
7. THE AREA BETWEEN TRENCHES MAY BE DESIGNATED AS SYSTEM RESERVE AREA ONLY WHERE THE SEPARATION DISTANCE BETWEEN THE EXCAVATION SIDEWALLS OF THE PRIMARY TRENCH IS AT LEAST THREE TIMES THE EFFECTIVE WIDTH OR DEPTH OF EACH TRENCH, WHICHEVER IS GREATER (310 CMR 15.251(4)) - CUR-TECH SHALL BE SEPARATED BY THREE TIMES THE ACTUAL WIDTH AND ARE SUBJECT TO OTHER SPECIAL CONDITIONS AND LIMITATIONS.
8. EFFLUENT DISTRIBUTION LINES EXCEEDING WIDTH 50 FEET IN LENGTH SHALL BE CONNECTED AND VENTING PROVIDED IN ACCORDANCE WITH 310 CMR 15.241 (310CMR 251 (1)).

CUR-TECH CTL CHAMBER PRODUCT INSTALLATION SPECIFICATION

BED INSTALLATION PARAMETERS

1. CUR-TECH SYSTEMS ARE EXEMPT FROM ANY DISTRIBUTION PIPING ON SYSTEMS UP TO 5,000 GPD.
2. THE USE OF LEACHING BED OR FIELDS IS RESTRICTED TO SYSTEMS WITH A CALCULATED DESIGN FLOW OF LESS THAN 5,000 GPD PER LEACHING BED OF FIELD (310 CMR 15.252(1)).
3. THE MAXIMUM LENGTH OF CHAMBERS IN SERIES SHALL BE 100 FEET (310 CMR 15.252(2)(b)).
4. SEPARATION DISTANCE BETWEEN ADJACENT BEDS/FIELDS SHALL BE TEN FEET (310 CMR 15.252(2)(c)).
5. THE EFFECTIVE LEACHING AREA SHALL INCLUDE ONLY THE BOTTOM AREA, NOT THE SIDEWALLS (310 CMR 15.252(2)(d)).
6. FOR SYSTEMS CONSTRUCTED IN FILL AND INSTALLED, THE SYSTEM SHALL BE INSTALLED AS SPECIFIED IN 310 CMR 15.253 CONSTRUCTION IN FILL, EXCEPT THE MINIMUM IS FOOT HORIZONTAL SEPARATION DISTANCE TO BE PROVIDED BETWEEN THE SOIL ABSORPTION AREA AND THE ADJACENT SIDE SLOPE SHALL BE MEASURED HORIZONTALLY FROM THE TOP OF THE CHAMBER.
7. THE SYSTEM IS EXEMPT FROM 310 CMR 15.287, SPECIFICALLY ITEMS: (5) REQUIRING WRITTEN NOTIFICATION OF ALTERNATIVE SYSTEM PRIOR TO PROPERTY TRANSFER, (6) NEED FOR A CERTIFIED OPERATOR, (9) NEED FOR AN OPERATION AND A MAINTENANCE CONTRACT WITH AN OPERATOR AND (10) DEED NOTICE REQUIREMENT.

CUR-TECH CTL 12 SYSTEM

HEIGHT OF CONCRETE CHAMBER IN INCHES = 14"

LIQUID STORAGE CAPACITY PER 8' IN GALLONS = 172 GALLONS

TRENCH CONFIGURATION EFFECTIVE LEACHING AREA $SA/LF = 7.24$

FIELD CONFIGURATION EFFECTIVE LEACHING AREA $SA/LF = 10.57$

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

REV. NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY
5	2/24/25	GOODFLOW (CURTEC) AMERATION CHAMBER SYSTEM	PSB	WML	WML



DRAWING TITLE: **REPAIR SOIL ABSORPTION PLAN**

PREPARED FOR: **WATERSHED INVESTMENT CORPORATION P.O. BOX 270, SOUTHBOROUGH, MA**

SCALE: **AS SHOWN** DATE: **FEB. 25, 2025** SHEET: **2 OF 2** PLAN NO.: **310cmr15.251-15.287**

PROJECT TITLE: **FORMER AUTO SERVICE STATION PROPERTY 2 EAST MAIN STREET SOUTHBOROUGH, MASSACHUSETTS (WORCESTER COUNTY)**

PREPARED BY: **Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts 01761**

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