

**LUNENBURG BOARD OF HEALTH**  
**MEETING MINUTES**  
**December 19, 2011**

The Board of Health met at 7:00 pm at the Ritter Memorial Building

Present: George Emond, Jack Rabbitt and Perry Jewell

**MINUTES APPROVED:**

None

**TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:**

445 Townsend Harbor Road  
53 Eastern Avenue  
1361 Massachusetts Avenue

**SEPTIC PERMITS SIGNED:**

59 Spring Street  
146 Elmwood  
176 Elmwood  
328 Townsend Harbor Road  
828 Lancaster Avenue  
35 Meadow Road

**58 SPRING STREET EXTENSION**

Chris MacKenzie met with the Board on behalf of the owner. This system is in failure. This is a small, lake front lot. Variances for a reduction in groundwater as well as a reduction in separation are being requested. Mr. MacKenzie did not have the required proof of notification to abutters.

Chairman Emond told Mr. MacKenzie that lacking proof of notification of the abutters, the Board could not vote on the plan, but would nonetheless examine it. Examining the proposed plan, it was noted that it utilized a Presby disposal system.

Agent Jim Garreffo recommended in his notes to the Board that his recommendation is that the new system serving this property include pre-treatment such as offered by a FAST or Jet system type, due to the proximity to the well and the location of the well downgrade of the system. The Presby does not provide pre-treatment of effluent. If pre-treatment is not provided, Mr. Garreffo is recommending a tight tank. All Board members present agreed with this assessment. Mr. MacKenzie withdrew the request for consideration of this plan.

**828 LANCASTER AVENUE**

Chris MacKenzie met with the Board on behalf of the owner. This is an older home with the system in failure. In attempt to avoid the wetland and maintain the required well offset, the new system was designed across the driveway in the front of the property. A reduction in groundwater offset as well a

reduction in separation is requested in order to lower the profile of the system and maintain the driveway grade.

After a presentation of the plan a motion was made by Jewell and seconded by Rabbitt, the requested variances were approved by unanimous vote.

### **436 MASSACHUSETTS AVENUE**

Ruth Ann White met with the Board to discuss her desire to open a Reiki practice at property she owns at 436 Massachusetts Avenue. The property is commercially zoned, presently housing a real estate business. The property was a former residence with a 3 bedroom septic. The current flow for the office is much less than it would be for a dwelling. Ms. White's business plan indicates 5-6 clients per week with an average visit time of 30-60 minutes. Also much less than a residential dwelling would require.

Ms. White explained that Reiki is a Japanese technique for stress reduction and relaxation that also promotes healing. It is administered by "laying on hands" and is based on the idea that an unseen "life force energy" flows through us and is what causes us to be alive. If one's "life force energy" is low, then we are more likely to get sick or feel stress, and if it is high, we are more capable of being happy and healthy. It is not 'massage' therapy. Since this practice is not regulated, and the septic system is adequate for the proposed use, the Board has no objection to this use.

On motion by Rabbitt and second by Jewell, the requested was approved. All in favor.

### **11 SPRING STREET EXTENSION**

Potential purchaser, John Cote, met with the board to discuss this property. A conditional pass Title 5 Report was submitted. This was due to the location of the well and its distance from the septic system. A new well was proposed in the past but never installed. It would not be feasible to install the well as permitted as the present owner cannot gain access to the rear of the property.

Previous history of this property showed that there had been a failed water test in the past during a previous Title V inspection. However, two subsequent water tests showed no failure and the need for a new well was apparently non-existent. To clarify the matter again, the Board agreed that a new water test of the current well to include, but is not limited to, arsenic and nitrates will be required prior to the Board approving the conditional Title V.

On motion by Jewell and second by Rabbitt, the requirement for a water test was approved. All in favor.

### **EAGLE HOUSE**

Dan Proctor has been awarded the contract for the removal of the septic mound at the Eagle House Senior Citizens Center. Agent Jim Garreffa met with Mr. Proctor earlier in the day. It was suggested that Mr. Proctor account for all the material removed from the mound and its ultimate destination as well as obtaining a destruction permit and soil sample.

The Board was in agreement.

## **ARO ESTATES**

Mr. Kevin O'Brien, developer, together with Brian Milisci of Whitman and Bingham met with the Board to inform them of their plans for the development of the old Aro chicken farm on Howard Street and to get their comments on their proposal.

The initial proposal is a 94 lot cluster development with all the homes being a four bedroom design. This proposal shows a layout that would require 5 separate shared systems with residential buildings circling them. The areas over the systems would be used for recreational purposes. The 5 systems would have a total capacity of about 40,000 gallons per day.

Mr. O'Brien is considering using shared septic systems as part of the development of this property and came to the board to see if that would be possible.

George Emond stated that the Town of Lunenburg, Board of Health, has a regulation that requires a septic system to be on the property that it serves. This regulation would make it impossible for a shared system. Further, Mr. Emond learned through a brief telephone conversation with Robert Kimball of the Central Region DEP, that each lot would have to be proven to have the ability to support a fully compliant Title V system.

Mr. O'Brien thanked the Board for its time and comments.

Meeting adjourned at 9:00 pm.