

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
September 21, 2015

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

Present: George Emond, Perry Jewell, Dave Passios and Paul Fortin

MINUTES APPROVED:

August 24, 2015

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

54 Woodland Avenue
250 Lancaster Avenue
750 Northfield Road
227 Arbor Street
143 Rolling Acres Road

90 WEST TOWNSEND ROAD – PRELIMINARY VARIANCE DISCUSSION

Ed McSweeney, the owner of the property met with the board. Mr. Sweeney is subdividing the property into four lots and asking if the board will entertain a well variance of less than fifty feet on one of the lots. A plan was shown. The placement of the proposed lot will not affect any of the adjoining lots. The members of the board stated that they would not have a problem with the request when it was submitted.

647-649 RESERVOIR ROAD – PRELIMINARY VARIANCE DISCUSSION

Dan Proctor met with the board on behalf of the owners, John and Robin Sodano who recently purchased these properties. The Sodano's own both properties. 647 is a larger lot with a fairly new septic system. 649 is a very small lot with a two bedroom cottage with an existing system 30 feet from the lake. The larger property (647) is .61 acres and the smaller property (649) is .34 acres. The larger property is not big enough to deed the required property to the smaller lot.

The well serving the system is most likely less than fifty feet from the existing system. Mr. Proctor is asking that the leach field for the smaller property be placed on the larger property with an easement for same being granted.

Perry Jewell asked if what was being proposed was a shared system. Mr. Proctor stated that what is being proposed is not a shared system. They are asking that the leach field be placed on the adjoining property and an easement granted. Dan Proctor stated that the system on the smaller lot is mostly likely in failure and Mr. and Mrs. Sodano are anticipating that the cottage will be occupied. The owners of the property would like to keep the two lots in separate ownership. Passios asked if the present owners were aware of the problem when they purchased the property. They responded with a yes.

Chairman Emond stated that the board has a regulation that states that the septic system must be on the lot it serves.

After discussion it was the consensus of the board that should this request would be denied if an official request was made of the board.

338 SUNSET LANE – PRELIMINARY VARIANCE DISCUSSION

Jeff Viviano, the prospective owner of the property met with the board. Also present was the current owner, Alton Cole, as well as Carl Luck and Sally Luck.

Mr. Cole gave a history of this lot. His family has owned this lot in excess of sixty-five years. It was his family's intention to build on this lot, but at this point in time there is no one in his family that is interest in building on this lot. Mr. Cole advised that he had met with the board in 2011 to ask if the board would consider a reduction in the offset to wetlands. At that time board responded that yes, they would consider a variance.

Prospective buyer had come before the board in August. At that time, the concerns voiced over the improvement of this lot included protecting Lake Shirley from increased nitrates that a location of less than 100 feet could cause. Mr. Viviano stated that he is proposing building a two bedroom. Mr. Viviano stated that he is also scheduled to meet with the Conservation Commission. At a recent Conservation meeting, the plan for the location of the house was approved after a shoreline mediation, contingent upon a revised plan being submitted.

Mr. Viviano did research to find a system that would more adequately protect the wetland. Mr. Viviano is proposing a Microfast system which would further treat the effluent and he discussed the science of this system with the board. Mr. Viviano provided handouts describing the system and how it works.

Perry Jewell agreed that this system vs. a conventional system would reduce nitrates.

Agent Jim Garreffi stated that this would be the first time this type of system is being proposed specifically to reduce nitrates. The data shows that nitrates will fluctuate and further, that this type of system does not perform equally well in colder weather.

Sally Luck, abutter at 352 is not in favor of granted the requested variances. Ms. Luck is concerned about her well. Agent Jim Garreffi stated that Ms. Luck has a drilled well and should not be affected by the system.

Carl Luck also lives on Lake Shirley and is a member of the Conservation Commission. Mr. Luck stated that the Conservation Commission has no comment on septic system matters. Mr. Luck stated that the Board of Health has regulations for a reason and would like to see them enforced with the understanding that waivers are granted for repairs. Chairman Emond stated that the variance request process allows the board and opportunity to review each plan on its own merit.

After much discussion the board took a vote to see if the members would look favorably on variances for this system, namely a reduction in the offset to wetlands from 100 feet to 54 feet and trenches within trenches.

George Emond voted no, all other board members were in favor with the understanding that when a revised plan was submitted it would not deviate from what was discussed at the meeting.

136 SUNNY HILL ROAD

Dan Proctor met with the board on behalf of the owner. This is a difficult site and the system is in failure. They are requesting a reduction in groundwater offset from four feet to three feet as well as a sieve analysis.

Agent Garreffi stated that he believes that this is a reasonable solution for the failed system.

After discussion and on motion by Jewell and second by Passios, the variances were requested. All in favor.

32 BOUCHER ROAD

Doug Smith met with the board on behalf of the owner. This system is in failure. This is a very small lot that is wet. Testing was completed in the open area and it was not successful. Testing was next done in the wooded area of the lot in an area in excess of fifty feet from the wetland. The current placement of the proposed system is in the best possible place on this lot.

After discussion and on motion by Jewell and second by Fortin, the variances were approved. All in favor.

129 ROLLING ACRES ROAD

Dan Proctor met with the board on behalf of the owner. This is a small lot, the system is in failure. A groundwater offset from four feet to three feet is being requested.

After discussion and on motion by Passios and second by Jewell the variance was approved. All in favor.

140 FLYNN ROAD

Agent Jim Garreffi discussed this property with the board. The owner of this property tried to deep the well on this site. In the process, the well collapsed. A new well needs to be drilled on the other side. It is the only place on the site that a rig can get in to drill a well. Placement of the new well requires the following offsets: Property line offset from 50 to 15, offset to septic system, 85 feet.

After discussion and on motion by Jewell and second by Passios, the variances were approved. All in favor.

Meeting adjourned at 9:05 pm.