

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
October 5, 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:

September 21, 2015

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

38-40 Goodrich Street
84 Houghtons Mills – Needs Tank
389 Page Street

90 WEST TOWNSEND ROAD – PRELIMINARY VARIANCE DISCUSSION

Ed McSweeney, the owner of the property met with the board. Mr. Sweeney met with the board on September 21, 2015 to get the opinion of the board as to a well variance. At that time, the board advised that they would approve a well variance of less than fifty feet from a property line. The location of the well does not impact any abutters. Mr. McSweeney is formally requesting this variance.

After discussion and on motion by Passios and second by Jewell, the variance of offset to property line from 50 feet to approximately 25 feet was approved. All in favor.

223 PLEASANT STREET

Chris MacKenzie and Bob Proctor met with the board on behalf of the owners. This system is in failure. The water table is very high which prevented a perc test. A variance for the use of a sieve analysis is being requested. Because of the high water table, a groundwater offset from 4 feet to 2 feet is being requested. In addition, because of the size of the lot, a reduction in the distance from the septic tank to the cellar wall from ten feet to six feet is being requested.

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

466 W. TOWNSEND ROAD

The prospective owner, John Romano, met with the board. A new well was drilled on this property. The old, shallow well, has been fully disconnected but not destroyed. Mr. Romano is requesting to retain the old shallow well to be used for irrigation purposes. The newly drilled well has tested positive for arsenic and now has a filtration system installed. If the new well was used for irrigation purposes, the substrate used for filtration would deplete quickly.

Chairman George Emond discussed and explained why typically only one source of water is permitted on a lot. He further stated that should the second shallow well be allowed to remain, that there could only be

one spigot connected to the well and there be a deed notion that the shallow well is to be used for irrigation only and is not a potable source of water.

On motion by Jewell and second by Fortin, the request to keep the second shallow well was granted with the above conditions. All in favor.

727 WEST STREET

Chris MacKenzie and Bob Proctor met with the board on behalf of the owner. This is a difficult site and the system is in failure. Ground water is at 20 inches. 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.

570 LEOMINSTER ROAD

Dan Proctor met with the board on behalf of the owner. This system is in failure with high ground water. Although this lot is large, it has a significant slope making compliance difficult. A reduction in the groundwater offset from 4 feet to 3 feet, will help with breakout grading.

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

SEPTIC SYSTEM LOAN PROGRAM

Dave Passios provided an update on the Septic System Loan Program. Mr. Passios has had an opportunity to review the available files in the board of health office as well as the information received from neighboring towns. Mr. Passios suggested that a working session meeting be scheduled to discuss the guidelines that will be implemented as well as the documents required.

After discussion, a date of November 9th at 7:00 was scheduled.

Meeting adjourned at 8:45 pm.

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