

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
July 23, 2018

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

Present: George Emond, Paul Fortin, David Passios and Warren Mayhew

MINUTES APPROVED:

June 4, 2018

June 25, 2018

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

943 Reservoir Road

SEPTIC PERMITS SIGNED:

498 Howard Street

2030 Mass Avenue

331 Burrage Street

11 PENINSULA DRIVE

Kirk Fitzpatrick from Civil Solutions met with the Board on behalf of the owner. This system is in failure due to high ground water. The lot is small and irregular. A variance for a reduction in offset to groundwater is being requested from 5 feet to 4 feet is being requested. This will allow better grading on the site.

After discussion and on Motion by Passios and second by Fortin, the variance was approved. All in favor.

1190 NORTHFIELD ROAD

Neil Gorman met with the board on behalf of the owner. This system is in failure due to high ground water. This lot also has a steep slope. A Presby system is proposed. DEP allows a groundwater reduction of up to 2 feet for replacement system. Variances being requested are reduction in offset to groundwater from 4 feet to 2 feet and offset to wetlands from 100 feet to 69 feet.

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

157 TOWNSEND HARBOR ROAD

Doug Smith met with the board on behalf of the owner. This system is currently in failure due to the high ground water.

In addition to high ground water this site has a steep slope. The plan proposes a variance in reduction to offset to groundwater from four feet to 3 feet and less than 12 inches for inlet and outlet tees.

After discussion and on motion by Fortin and second by Mayhew the variance was granted. All in favor.

71 HIGHLAND STREET

Doug Smith met with the board on behalf of the owner. This system is in failure. There were very few test holes on the lot that provided the required 4 feet of pervious soil. The area where the proposed leaching area is located provides a consistent 2 feet of pervious soil, the minimum allowed by DEP. In addition, due to the high ground water a reduction to less than 12 inches for inlet and outlet tees is being requested.

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

113 SANDY COVE ROAD

Doug Smith met with the board on behalf of the owner. The system on this property is in failure. This lot has high ground water and the existing sewer pipe exits the back of the house. In addition, the adjoining lot has irrigation well.

A variance for reduction in groundwater offset from 4 feet to 3 feet is being requested, as well as a reduction in less than 12 inches for inlet and outlet tees.

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

LANNI ORCHARD

The owners of Lanni Orchard, Jerry Lanni Sr., Tony Lanni, Mario Lanni and Attorney Cella were present at the meeting.

Lanni Orchard has filed for an APR (Agricultural Preservation Restriction) on their property. This would mean that the property located within the APR could only be used for agriculture and no other purpose. The plan was prepared by MDAR. There was an article at Town Meeting and this was approved for funding. The plan was submitted to the Planning Board who has view this as an ANR subdivision of land. Based on that determination, it was questioned as to whether the remainder land or land left outside the APR designation was sufficient to support a repair of the septic system on the commercial building, also outside the APR designation. There is also a utility easement running through the remainder land.

After much discussion and on motion by Passios and second by Mayhew, the board voted to allow the APR to proceed, however, if, in the future, DEP determines that this division of land falls under subdivision rules, Lanni Orchard would have to fully comply with all current regulations and are proceeding with the project at their own risk.

Meeting adjourned