

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
September 17, 2018

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

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

MINUTES APPROVED:

August 20, 2018

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

943 Reservoir Road

SEPTIC PERMITS SIGNED:

29 Otis Street – Fail
60 Beal Street
2 Smith Drive
12 Island Road
19 Rangely Road
4 Sunset Lane
290 Northfield Road
98 Horizon Island
612 Townsend Harbor Road
47 Esterbrook Road
72 Youngs Road

217 RESERVOIR ROAD

Neil Gorman of Ross Associates met with the board on behalf of the owner. This is a voluntary upgrade. Based on the high groundwater level this system would be in failure. This property is connected to town water.

Variances being requested are groundwater offset from 5 feet to 4 feet and the system less than 100 feet from a wetland, proposed 57 feet. This system is not in the River Front Zone. Plumbing is on the side of the house where the new system is being proposed.

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

64 ARBOR STREET

Matthew Woodward, owner, met with the Board.

Chairman George Emond stated that this matter was placed on the agenda because at their meeting on June 4, 2018, the board did error in stating that an existing system has to be four feet above the water table. Mr. Woodward was correct in that an existing system just needs to be above the high groundwater level and not 4 feet above groundwater.

Mr. Woodward stated that he did not feel that the previous minutes as approved and posted reflected what transpired at the meeting.

Mr. Emond further stated that the error made does not change the outcome with regard to this property. Member Perry Jewell also stated that this error did not change the situation with this property. There is an old 500 gallon septic tank and a newer d-box as well as a discrepancy in the configuration of the leach field.

Chairman Emond stated that previously, the board gave Mr. Woodward the option of having a witnessed Title 5 as an alternative to replacing the system. Mr. Woodward has not availed himself of that option.

145 WOODLAND

Bob Proctor met with the board on behalf of the owner. This system is in failure. The property is served by public water. This lot is small and has high ground water.

Variances being requested are a reduction in groundwater from 4 feet to 3 feet as well as less than 12 inch separation between the inlet and outlet tees. The proposed system is designed for two (2) bedrooms.

After discussion and on motion by Passios and second by Mayhew, the variances were approved with the condition that a two (2) bedroom deed restriction be placed on the property. All in favor.

169 PENNINSULA DRIVE

Bob Proctor met with the board on behalf of the owner. The system on this site is in failure. This lot is small, has a significant amount of wetlands and two buildings that take up a large portion of the site.

Variances being requested are offset to groundwater from five feet to four feet , less than 12 inch separation between inlet and outlet tees, offset to garage slab from 10 feet to 8 feet and offset to house slab from 10 feet to 5.3 feet.

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

950 CHASE ROAD

The property located above is without water. The owner has made arrangement to have a new well drilled. The exact location from the property line is unknown although it is more than 15 feet but less than 30 feet.

After discussion and on motion by Passios and second by Fortin, the board voted to allow the installation of the well to go forward. A variance for the exact placement will be granted once the distance is known. All in favor.

SEPTIC LOAN PROGRAM

Members of the board would like to consider using the money currently in the Septic Loan Program for other than the repair of private, low income, residential dwellings. The board would only consider expanding the use of this money if they retain control over the funds.

Both Chairman George Emond and member Dave Passios have met with Town Counsel to discuss this.

After discussion, the board would like to move forward with discussing the possibility of using these funds in an expanded way and will be speaking with Town Counsel to ascertain how that might be accomplished.

Meeting adjourned