

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
December 16, 2019

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

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

MINUTES APPROVED:

November 2019

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

66 Stonefence
66 Gibson
127 Highland
727 West Street
299 Page Street
48 Pearl Street
410 Lancaster

SEPTIC PERMITS SIGNED:

90 Hemlock
19 Cove Terrace
147 Cove Road
120 Goodrich Street, Lot 5
Northfield Road, Lot 1
Youngs Road, Lot 1
69 Kilburn Street
134 Youngs Road

69 KILBURN STREET

Dawn Proctor met with the board on behalf of the owner. This system is in failure. The lot contains significant wetlands, is served by a private well as is the abutter. Variances requested are offset to wetlands and offset to groundwater. Granting these variances allows the proposed system to be 100 feet from all wells. George Emond stated that because the sewer line is 187 feet, he would like to see a cleanout added.

After discussion and on Motion by Emond and second by Mayhew, the variances were approved with the addition of a cleanout. All in favor.

134 YOUNGS ROAD

Dawn Proctor met with the board on behalf of the owner. This system is in failure. The lots in the area are small. Testing was completed and there is no area that would allow a 100 foot offset from the

existing wells (both abutter and owner). Variances requested are distance to well, 100 feet to 82 feet and distance to slab, 10 feet to 3.8 feet.

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

147 COVE ROAD

Doug Smith met with the board on behalf of the owner. This system is in failure. The site is served by Town water. The lot is small and has high ground water. Variances requested are reduction in groundwater from four feet to three feet and distance to cellar wall from 20 feet to 7 feet.

After discussion and on Motion by Mayhew and second by Fortin, the variances were approved.

90 HEMLOCK DRIVE

Doug Smith met with the board on behalf of the owners. This system is in failure, the house is served by Town water. The lot is on a peninsula and the shape of the lot makes it difficult to design a fully compliant system. Variances requested are offset to wetlands from 100 feet to 70 feet and offset from tank to cellar wall 10 feet to 5 feet.

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

322 FLAT HILL ROAD

John Boardman, Engineer, met with the board on behalf of the owner. The owner is requesting a well variance from 50 feet to 14 feet. The owner has a large parcel of land and is proposing dividing it into three lots. One will contain the existing house and the two remaining lots will be to the rear of the property off of a common driveway. The lot which has the original house on it is served by a private well. Once subdivided, this well does not meet the offset requirement from the newly created common drive.

George Emond stated that he does not believe that this is a variance that the board can grant. The owner has created this situation by subdividing the property and believes that a new well will have to be drilled.

After discussion, it was decided that this matter would be continued until January 6, 2020 at 7 pm.

64 ARBOR STREET

Matthew Woodrow (Woody) was present at the meeting together with Ryan Stober.

Chairman Perry Jewell stated that the Court had dismissed the case without prejudice meaning that the board could refile and seek relief. Chairman Jewell stated however, that was not the intention of the board, but rather, the board is requesting that the septic tank be replaced in accordance with the conditional Title 5 report issued in October of 2018.

Mr. Woodrow stated that he felt that the board sent the letter requesting the tank be replaced at the 11th hour. He also feels that the board has not treated him fairly and used faulty information to bring him to Court. He feels that he has been persecuted and demeaned by the Board.

Chairman Jewell stated that the Board may have made errors and, at this point, would just like the tank replaced.

After discussion, it was agreed that Mr. Woodrow would replace the tank. It was agreed that he could have one year, or until January of 2021 for the tank replacement. Replacement must be by a licensed installer certified by that installer.

Motion by Fortin, second by Mayhew. All in favor.

Motion

Meeting adjourned at 8:15 pm