

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, September 16, 2024

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

Members Present: Perry Jewell, Paul Fortin, Matt Proctor and Jim Garreffi

MINUTES APPROVED

No Minutes were approved

142 WHITTING STREET

Seth Mayer met with the board. This matter was continued from the August 19th meeting. Mr. Mayer provided the board with the smoke certificate from the fire department.

At the time of this meeting very few of the repairs have been completed. Agent Cara Olejarz performed an inspection of this property on September 6, 2024 for the Order dated June 3, 2024. Of the noted repairs required very few were completed. Ms. Olejarz noted that although the tub was caulked it is not an adequate seal and the hole in the bathtub was fix although not in a workmanship manner. Mr. Mayer stated that the sink was a hole cut in the wrong place years ago and the tub was repaired with a RV vinyl repair kit. Agent Garreffi explained with the term repair in the code refers to and how this is interpreted in this instance.

Again Mr. Mayer stated that he has had difficulty gaining access to complete repairs. It was suggested by member Fortin that Mr. Mayer hire a contractor to complete repairs in a timely manner inasmuch as the Order to repairs was dated June of 2024. The board as a whole wanted to see significant repairs complete since they last met on August 19th, that is not the case.

After much discussion, the board as a whole wants all the interior work completed in a workman like manner and all outstanding issues resolved to include but not limited to weather tight doors, all interior issues including peeling paint and painting, the kitchen repaired and painted, laundry room repair. All of this work must be completed by the next board of health meeting.

Motion by Fortin and second by Proctor to continue this matter until October 7, 2024 with the understanding that all interior violations will be repaired or this matter will be forwarded to town counsel for further legal enforcement action. All in favor.

167 TOWNSEND HARBOR ROAD

Ryan Proctor met with the board on behalf of the owner. A new septic system was permitted and inspections completed by Nashoba Associated Boards of Health in 2012. No COC was issued as no engineers as-built was submitted. Both Dan Proctor, the Title 5 inspector as well as Admin Andrea Schnepf reached out to the engineer. Agent Cara Olejarz sent a letter to the engineer of record. No response was received.

The Title 5 completed by Dan Proctor is a passing Title 5 with no issues. Jim Garreffi is present and inspected the system as it was installed. Mr. Garreffi stated that he sees no reason not to accept the Title 5 prepared by Dan Proctor,

On motion by Fortin and second by Proctor the board voted to accept the Title 5 as prepared by Dan Proctor. All in favor.

79 COVE ROAD

Evan Carloni met with the board on behalf of the owner. This system is in failure. A Presby system is proposed. Variances requested are:

Groundwater offset from 5 feet to 3 feet;
Use of an innovative system (Presby)
Increase in the maximum cover of leach field from 36" to 60"

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

11 LONGWOOD ROAD

Mark Agusta, owner of 11 Longwood Road met with the board. Mr. Agusta was sent an order to correct and requested an appeal before the Board. Mr. Rick Hillson was also present.

Jim Garreffi provided a definition of air pollution. He advised that in order for there to be the presence of air pollution it did not have to be all the time but did have to be observed. Mr. Garreffi stated that he felt that it had been observed.

Mr. Agusta asked if what was happening with the power vent was unreasonable? And does not believe that the fumes coming from the power vent reach the level of air pollution. Mr. Garreffi stated that in his opinion the fumes do meet the definition of air pollution.

Perry Jewell stated that it is not the place of the board to determine how this issue is resolved. Mr. Agusta stated that the power vent cannot be relocated. That the power vent was installed according to specifications and it is operating correctly. He provided paperwork stating same.

Members Matt Proctor and Paul Fortin stated that the power vent in question is an approved system and it would be hard for me to make judgment against it.

Initially, a possible solution was a chimney to carry the fumes higher. It was determined that this was not a viable solution due to the manner in which a power vent is designed and could possibly allow fumes back into the residence if the venting manner was changed from what is approved by the State.

Possible solutions discussed are a high fence or shrubs.

After much discussion and on motion by Proctor and second by Fortin, this matter was continued until November 4th at 7:00. All in favor.

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Having no further matters before the board and on motion by Jewell and seconded by Fortin, the meeting was adjourned at 8:45 pm, all in favor.