

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, November 18, 2024

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

Members Present: Perry Jewell, Paul Fortin, Matt Proctor

MINUTES APPROVED

No Minutes were approved

577 WEST STREET

Chris Knuth met with the board on behalf of the owner. This system, a cesspool, is in failure. This is a small lot with high ground water and shallow depth to bedrock. There are no wells or wetlands in the vicinity of the system. A replacement Geomat system is being proposed. Variances requested are the use of an IA system and groundwater offset from 4 feet to 3 feet.

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

323 NORTHFIELD ROAD

Alek Chongris met with the board on behalf of the owner. This property is served by town water. This system is in failure. Due to the constraints of the site such as wetlands, wooded areas, and existing site grading and groundwater at 32 inches, a Presby system is proposed.

Variances requested are:

Groundwater offset from 4 feet to 2 feet
Use of an IA system

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

46 ARBOR STREET

Chris MacKenzie met with the board on behalf of the owner. This system is in failure with groundwater at 50 inches. A replacement Presby system has been designed. Variances requested are:

Offset to groundwater: 4 feet to 3 feet
Use of a sieve analysis
Offset to wetlands: 100 feet to 63 feet
Use of IA System

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

1260 RESERVOIR ROAD

Chris MacKenzie met with the board on behalf of the owner. The owner is proposing to build new office space and to continue to utilize the existing building as storage. A Title 5 was completed and the system passed. The existing system is sized to accommodate 5 employees and 6, 644 sf of office space. There is more than the required capacity of the existing space (to be storage) and the proposed office space.

The septic tank is to be upgraded to a 2,000 tank with two compartments. Soil testing was completed to prove a reserve area and showed sand and gravel soils.

Variance request is an increase in the maximum amount of cover allowed over a septic tank from 36 inches to 72 inches proposed.

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

97 WOODLAND

Chris MacKenzie met with the board on behalf of the owner. This property is connected to public water and is fully disconnected from the on-site well. The owner would like to utilize the private well for irrigation purposes. The existing well is 100 feet from the leaching area and is an artesian well.

After discussion and on motion by Fortin and second by Proctor, the request was granted. All in favor.

Having no further matters before the board and on motion by Jewell and seconded by Fortin, the meeting was adjourned at 8:50 pm, all in favor.