

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, February 2, 2026

The Board of Health met at 4:30 pm at the Ritter Memorial Building

Members Present: Matt Proctor, Paul Fortin, Lorraine Rudd and Nick Pirro.

MINUTES APPROVED

None

12 TOWN ROAD

There is an open housing complaint on this property. Most of the violations have been completed. Still outstanding are floor repair and hooking up the dishwasher. More time is required for the floor as the existing flooring has been discontinued and is of a difference thickness than what is available now. This requires the whole floor to be replaced. The dishwasher would need electric available. Electric is not currently available for the dishwasher. The owner is in the process of hiring an electrician to make electric available.

After discussion and on motion by Rudd and second by Fortin, a 30 day extension was granted. All in favor.

922 FLAT HILL ROAD

Larry Greene met with the board on behalf of the owner. This is a small 1/3 acre property that slopes to a wetland. It is a teardown/rebuild. This will also need a new well. A Presby system is proposed.

Variances requested:

Offset to groundwater from 5 feet to 3 feet;
Offset to wetland from 100 feet to 55 feet
Use of a Presby

Well Setback: 50 feet to 39 feet side yard
50 feet to 12 feet front

After discussion and on motion by Pirro and second by Rudd, the board voted to approve the well variances. All in favor.

After discussion and on motion by Fortin and second by Pirro, the board voted to approve the septic variances with the addition of a two bedroom deed restriction. All in favor.

106 BEAL STREET

Dan Proctor met with the board on behalf of the owner. This system is in failure. The estimated groundwater is at 30 inches. A Presby system is proposed.

Variances requested are:
Offset from 4 feet to 3 feet
Use of an IA system
Sieve analysis

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

150 FLYNN STREET

Chris MacKenzie met with the board on behalf of the owner. This system is in failure. Groundwater is at 60 inches. This is a small lot on Lake Shirley. Information in the Board of Health files suggest that this is a three bedroom house. The board has accepted it as such.

Variances requested are:

Use of an IA system
Offset to well 100 feet to 88 feet
Offset to wetlands 100 feet to 30 feet

After discussion and on motion by Fortin and second by Pirro, the variances were approved with the requirement for a 2 year service agreement on the system. All in favor.

Having no further business and on motion by Rudd and second by Proctor the meeting was adjourned at 5:55 pm. All in favor.