

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, May 18, 2026

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

Members Present: Perry Jewell, Matt Proctor, Lorraine Rudd and Nick Pirro

MINUTES APPROVED

May 4, 2026

On motion by Pirro and second by Rudd the minutes were approved with a minor change. All in favor.

7 SEQUOIA DRIVE

Steve Babineau, owner, met with the board. A new garage with an ADU above is being proposed. The house has a 4 bedroom septic system. Upon review, there is a question of how many total rooms can be in the combined house/ADU. In the count by Agent Cara Olejarz, there are too many rooms on the total property, requiring a deed restriction.

After discussion, it was determined that the ADU is two rooms but what is being used as a storage space is in fact heated and can be considered living space. This requires a deed restriction limiting the house to 4 bedrooms and 10 rooms total.

On motion by Pirro and second by Rudd the board voted to allow a 4 bedroom, 10 room total deed restriction. All in favor.

20 PINE ACRES ROAD

The property is in failure. The system proposed is a pipe and gravel system with the only variance required being a ground water offset.

After discussion and on motion by Rudd and second by Pirro, the variance was approved. All in favor.

23 ROUND ROAD

The owners met with the board. They are building a new house and replacing the existing shallow well. The property is 1.2 acres but is only 100 feet wide. Even if you put the well in the exact middle of the property, you cannot meeting the required 50 feet offset to property line. They are requesting a well variance on either side of 50 feet to 49 feet.

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

Having nor further business the meeting adjourned at 5:30 pm.