

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, June 15, 2026

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

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

MINUTES APPROVED

June 1, 2026

On motion by Rudd and second by Fortin the minutes were approved. All in favor.

146 YOUNGS ROAD

Jack Maloney met with the board on behalf of the owner. This system is in failure. This is a replacement system on a small lot with estimated groundwater at 60" making it impossible to install a fully compliant system. At the time of testing, the soils were wet so a sieve analysis was utilized.

The old system is being dug out with the replacement system being installed in its place. A poly barrier is being stalled.

Variances requested are:

Offset to wetlands: 100 feet to 34.5 feet
Offset to well: 100 feet to 80.0 feet
Use of a sieve analysis

Perry Jewell noted that Agent Cara Olejarz's notes stated that a water test was suggest prior to a Certificate of Compliance being issued. After discussion, motion made by Fortin and second by Jewell to approve the variances with the condition that a water test be completed prior to the issuance of a Certificate of Compliance. All in favor.

222 WEST TOWNSEND ROAD

The contractor met with the board on behalf of the owner. This is the "remainder" property of an ANR that consists of the original house and barn. The house was built in 1880. A new 4 bedroom septic system was just installed. The owner is renovating the house and will have 4 bedrooms but the house has 11 original rooms.

The owner is requesting a deed restrict for 4 bedroom with a total of 11 rooms to match the original layout of this house.

After discussion and motion by Rudd and second by Jewell, the request was approved. All in favor.

LOCAL VARIANCE REQUIRED FOR AN IA (INOVATIVE) SEPTIC SYSTEM

The Town of Lunenburg has a local variance requirement for all IA systems. This variance has been in place for a considerable amount of time. All of the innovative systems are approved by DEP, some of which have become a standard for septic installation.

The board discussed allowing a letter request, similar to a request for a groundwater offset, to be allowed for the approval of an IA system.

After discussion and on motion by Rudd and second by Fortin, the board approved a letter request for the approval of an IA system. All in favor.

REORGANIZATION OF THE BOARD

Lorraine Rudd nominated the following:

Chairman – Matt Proctor

Vice Chairman – Perry Jewell

Secretary – Paul Fortin

On motion by Rudd and second by Pirro, the above were elected. All in favor.

Having no further business, the meeting adjourned at 5:45 pm

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