



TOWN OF LANCASTER BOARD OF HEALTH

Thursday, September 28th, at 9:30am

Meeting Minutes

Meeting Start time- 9:29am, called to order by Chairman Paster

BOH Members in Attendance: Jeff Paster- Chair, Melinda Apgar- BOH Member

Others in Attendance: Bill Brookings- NABH Agent, Samantha Zediker- Intake Coordinator, John Farnsworth- Resident, Sheila Mallette- Resident, Chris MacKenzie- Dillis & Roy, Frank McPartlan- Dillis & Roy, Karen Couture

Documents shared in meeting:

- 304 Bull Hill Rd- Geothermal Plan
- 583 Mill Street Ext.- Geothermal Plan
- 230 Fort Pond Rd- Geothermal Plan
- NABH Member Memorandum of Understanding

Scheduled Discussion:

1. Permits:

- a. Lot 281 E. Mill St Ext.: new lot- abutted off an existing lot.
 - i. 1,500-gallon septic tank, gravity to stone and pipe leaching trenches
 - ii. Standard conventional system, no variances needed.
- 1. OUTCOME: BOH approves Bill to draft letter and permit

2. Title-5 Inspection Reports:

- a. 5 Old Union Turnpike- Pass
- b. 149 Otis Street- Pass
- c. 11 Kinnear Ave- Fail: upgrade system in the next 2 years (soil testing already completed)
 - i. OUTCOME: Bill to draft standard failed system letter
- d. 11 Magnolia Ave- Pass
- e. 2429 North Main St- Pass
- f. 336 Mill St- Pass
- g. 617 Mill St. Ext.- Pass

3. Hearing:

- a. Requested Variance Hearing- 9:45AM: 679 George Hill Rd- Started at 9:46am, Closed at 10:41am
 - i. Status update-Certified letter/Signature required sent on 8/3/2023 received on 8/18/2023.
 - ii. The existing septic system is in failure- the system must be upgraded.
 - a. The property owner would like to reengineer the failed system.

- b. Property can tie into the sewer system- should the variance not be granted.
- iii. Review of submitted plans.
 - 1. 18- bedroom septic system repair, using a Presby Environmental Enviro Septic pipe leaching system
 - a. The property owner has decided that no more than 18 bedrooms will be used/functional at the property.
 - i. Draft of the bedroom deed restriction has been submitted.
 - ii. Dillis & Roy has no knowledge of what the use of the additional rooms will be – assumed residential use at this time.
 - iii. Homeowners currently don't live their full time.
 - 1. Dillis & Roy believes the property will have staff/personnel there when owners are not and that the 18-bedrooms will not be in use daily.
 - b. Lot was tested with NABH agent Bill Brookings- (North of the building) plans show the system is more than 130 feet away from any property line to the west, more than 200 feet from any property line to the north.
 - c. Presby system, separation to ground water, area for limit of clearing, proposed cleanouts along the gravity pipe to the system with a sleeve under the driveway (allows for no loading concerns under the driveway, added measure of protection)
 - i. The existing tank will be replaced with a 6,000- gallon, 2-compartment septic tank, that tank with tie into existing services from the building.
 - 1. New PVC will be installed if needed.
 - d. Town of Lancaster Board of Health Regulation Variances:
 - i. 303-11.C(3)- No system shall have sewage disposal lines more than 100-feet long between the cellar wall and leaching area.
 - 1. Leaching area- 325-feet from the wall
 - a. Every 90-feet service cleanout/access point will be installed. (between the proposed tank and the proposed leaching area)
 - ii. 303-11H- Connection to a common sanitary sewer. Individual sewage disposal systems or other means of on-site sewage disposal shall not be approved where connection to a common sanitary sewer is feasible on the property to be served and where permission to enter such a sewer can be obtained from the authority having jurisdiction over it.
 - 1. 7/2022- Dillis & Roy obtained a permit from LSDC to connect to the sewer.
 - a. Connection to sewer has been deemed not feasible due to the lack of contactors

- willing to do the construction.
 - b. 5 contractors contacted.
 - i. 1- responded not feasible
 - ii. 2- did not respond
 - iii. 2- showed initial insert but never followed up with proposals
 - 2. Additionally, the property owner reached out to contractors but could not secure a contractor to undertake the project.
 - 3. Cost of the system would be around \$140,000.
 - 4. Directional drilling- \$170,000, + annual operating costs, + annual sewer fees
 - a. Specialized work- therefore the pool of contractors is limited.
- e. Title 5 Local Upgrade Approvals:
 - i. 310 CMR 15.405 (1)(b)- Increase in the maximum allowable depth of system components from 36-inches to 72-inches below finish grade.
 - 1. All pipe joints and connections to the system components will be mechanically sound, watertight, and drainage protected from damage by roots.
 - 2. Link seal type gaskets/connection will be used- mechanically expanding rubber boot that provides a very tight seal between the pipe and the tank.
 - 3. The variance is required due to the depth of the existing sewer service coming into the proposed septic tank.
 - ii. 310 CMR 15.405 (1)(i)- A sieve analysis may be performed if a percolation test cannot be performed.
 - 1. Time of the septic testing the ground was saturated to the point at such percolation testing was not feasible.
 - a. Analysis Data was presented on Design sheet 2 of 2.
 - iii. 310 CMR 15.405 (1)(j)- Reduction of the required 12-inch separation between the tank inlet and outlet tees and the estimated seasonal high ground water table.
 - 1. Due to the elevation of the existing building sewer at the proposed septic tank being below estimated seasonal high-water table.
- f. Title V Variances:
 - i. 310 CMR 15.004 (3)(a)(b)- No new system shall be constructed, and no system shall be upgraded or expanded, if it is feasible to connect the facility, or any portion of the facility for which system approval is sought, to a sanitary sewer, except in the following

circumstances: and particularly to promote recharge of stressed basins, improve low stream flow, or address other local water resource needs:

1. (a)- the system is an alternative system approved for use pursuant to 310 CMR 15.280 through 15.288 and the Department has made a determination that any person using such alternative system need not connect the facility to such sanitary sewer.
 - a. Feasible- 303-11H response applies.
 - b. Property is in the Nashua River Basin
 2. Section (b) needs to be added to the request letter for the BOH to approve.
 - a. OUTCOME: Frank McPartlan to resubmit request letter to include all missing details to be received by the BOH in 10 days.
 - b. Update of the letter to abutters with details for the variances
- g. NABH Agent- Variance request
- i. Question- Is the structure served by Lancaster town water?
 1. The 679 George Hill Road property is served by town water and comes in on the west side of the building, away from the system. Comes into the property from Hilltop Rd.
 - ii. Question- Is there an Easement in place?
 1. There is an easement between the property owners and the adjacent Lorings property and adjacent BSF foundation property.
 - a. OUTCOME: Frank McPartlan to forward copy of Easement to Bill at NABH
- h. BOH Member, Melinda Apgar- How do we enforce only 18-bedrooms being used with 42-bedrooms available?
- i. The homeowner becomes liable if the system fails due to overuse.
 - i. BOH Member- John Farnsworth – This system will keep a lot of flow out of the municipal sewer system which will help the treatment plant (Clinton)
2. MOTION: BOH accepts the variance request as presented by Frank McPartlan on behalf of the property owner of 679 George Hill Rd, Lancaster, MA, as stated in the letter dated August 21st,2023 proviso that additional language as discussed here today in the variance hearing be added as an addendum to the letter and that letter and addendum will serve as a record of the variances that were approved moving forward.
- a. VOTE: motion carries unanimously
 - i. OUTCOME: Bill to draft a permit the after speaking with Chris on any technical issues.

- ii. OUTCOME: Bill and Samantha to compose letter
 - 3. Work timeline- 90-days for work to start from date of variance approval.
 - a. Dillis & Roy is not sure if the 90-day time commitment is feasible due to the season/time of year.
 - b. Dillis & Roy asking if he can discuss with contractor and property owner about a feasible date.
 - i. BOH requests a realistic completion date be provided.
 - 1. Ground water has been high, probably will be through spring.
 - 2. Recommendation to consider work to be completed by end of June 2024.
 - a. Dillis & Roy to provide regular updates to the BOH about installer choice, milestones being met, set-backs and or check-ins.
 - b. All timeline details are to be included in the above request addendum.
4. Discussion:
 - a. BOH vacancy- Denise Hurley resigned and effective on 8/31/23.
 - i. John Farnsworth offered to return to the board until May 2024 at which time an election will be held for the seat which will run until May 2025.
 - ii. Chairman Paster spoke with the Select Board- Steve Kerrigan and Kate Hodges about the process.
 - 1. John Farnsworth has sent his letter of interest to the SB where a hearing will be held to review the details and the BOH members will vote to accept John as BOH member, then the SB will appoint John to carry out the role until May 2024.
 - a. OUTCOME: Samantha to update the website with board member transition.
 - iii. Resident Sheila Mallette- interested in the open position and would like to learn more about BOH.
 - 1. Background: Degree in Biology, worked previously in a clinical laboratory and has worked as a lab safety officer.
 - 2. OUTCOME: Jeff to meet with Sheila offline about what the BOH does and how the work is completed.
 - b. 304 Bull Hill Rd: proposed closed loop geothermal system.
 - i. Bore hole location is to the right of the house—with a 50-foot radius, well beyond the state minimum to offset:
 - 1. 10-feet of the property line, 25-feet to the tank, 25-feet to leach area, 10 or 25-feet to town water line (on the left side of the house)
 - a. Plan review and no issues noted.
 - b. OUTCOME: BOH approves the bill to create the permit to install
 - c. 583 Mill St. Ext.: proposed closed loop geothermal system.
 - i. Bore Holes- 25-feet offset to the septic tank, leach field, and water lines.
 - ii. Meets DEP guidelines.
 - 1. OUTCOME: BOH approves Bill to issue permit
 - d. 230 Fort Pond Road: proposed closed loop geothermal system.

- i. Offset to property line and to septic tank no problem.
- ii. Private well on the property.
- iii. Meets DEP guidelines.

1. OUTCOME: BOH approves Bill to issue permit

5. Lunch and Learn Series- Calendar

- a. 3 out of 6 respondents to survey with topic priorities.
- b. Next BOH meeting Samantha will present the top topics and propose a calendar with speakers.

6. Vaccination Clinic- October 5th, 2023, from 3p-6p

- a. Planning status
 - i. Rite Aid is not able to make it to the clinic due to business pressures.
- b. Volunteer update
 - i. Kelly Dolan will decide the number of volunteers needed and what their tasks will be.
- c. Flyer updated and re-posted.
 - i. OUTCOME: Samantha will place the flyer on the website
 - ii. OUTCOME: Samantha to provide flyer to BOH Chairman Jeff Paster to post on social media.

7. Town Health & Wellness Fair

- a. BOH member(s), HHS Department & Samantha to plan event, BOH Chairman Jeff Paster to provide history, experience, and past tools.
 - i. Health services- including but not limited to bone densitometry, balance, and gait assessment, blood sugar readings, blood pressure readings.
 - ii. Home care & Skilled assisted living facilities
 - iii. Health and wellness vendors
- b. Blood drive- once the date is determined, contact will be made to see if they are interested and able to run a blood donation clinic within the Fair.
 - i. OUTCOME: BOH member Melinda Apgar, to reach out to Red Cross for details.
- c. Reliant Medical Group- “All of Us program”
 - i. OUTCOME: BOH Member Melinda Apgar, to pass program details on to Kelly Dolan.

8. Document/Forms for updating.

- i. Portable Septic –
 - 1. Currently we have 2 large groups who need to pay for the porta potties (MYSA, F.C. Stars)
 - 2. BOH Member- Melinda Apgar to compose letter to SB of the review and recommendation from the BOH on portable septic fee schedule changes.
 - a. Looking to eliminate the residential fee.
 - b. Proposed new commercial fee schedule.
 - i. OUTCOME: BOH Member- Melinda Apgar to compose a proposed fee schedule for commercial use
 - ii. OUTCOME: HHS Administrator Samantha Zediker, to provide BOH Member Melinda Apgar, with past years data of permits

issued/fees collected.

9. Air Sensor placement
 - a. Sensors are back and ready to be deployed.
 - b. BOH Member- Melinda Apgar to propose placement map.
 - i. BOH Member John Farnsworth to work with BOH Member Melinda Apgar on placement.
 - ii. Involve TA (Kate), DPW, Select Board on placement throughout town.
 - iii. DEP agent to come out and review placement.
10. Additional business that the Chair did not reasonably anticipate being discussed.
 - a. Nashoba Associated Board of Health → Member Memorandum of Understanding
 - i. BOH Member John Farnsworth attends meetings as a representative for the Lancaster BOH
 1. BOH Member John Farnsworth will request the previous memorandum to see if there are any changes to the report.
 - b. Green Burials
 - i. CMR locations
 1. BOH Member John Farnsworth will gather and send details to HHS Administrator Samantha Zediker for review at the next BOH meeting.
 - c. Arboviruses- EEE and WNV
 - i. Increase in number of samples being collected with EEE and/or West Nile virus.
 - ii. OUTCOME: BOH Chairman Jeff Paster to work with HHS Administrator Samantha Zediker to update the samples numbers/cases on the website.
 - d. A new lot on Seven Bridge road- Sewer is available but would like to install a septic plan.
 - i. NABH agent asking if the board would consider septic in place of sewer.
 1. The site is sand and gravel.
 2. 500–600-foot pump run to tie into the sewer
 - a. Line maintenance
 - b. Pump maintenance
 3. Limited sewer credits available—easy install for septic
 - ii. BOH Chairman Jeff Paster asked NABH Agent Bill Brookings to reach out to LSDC to see what the expectation is from the BOH to enforce or allow install.
 1. OUTCOME: Bill to reach out to LSDC

**Next proposed meeting date → October 19, 2023, at 9:30am
→ November 16, 2023, at 9:30am**

Minutes → Approval minutes of August 31, 2023, meeting

MOTION: To approve the minutes of the August 31, 2023, meeting.

Vote: unanimously passed

11:30am Adjourn

Link below for Town of Lancaster Remote Participation Guidelines:

https://www.ci.lancaster.ma.us/sites/g/files/vyhlf4586/f/uploads/remote_participation_guidelines_2020_master.pdf

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