

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
January 4, 2017

Present: Stephen Piazza, Chair, David Dunn, Clerk and Richard Belanger

Also Present: William Brookings, Agent, Nashoba Board of Health

There being a quorum present, the meeting was called to order at 9:01 AM.

Public Hearing, Variance Request, Coffee Cabin Seven Bridge Road

Chair Piazza stated that the at the last Board of Health meeting on December 7, 2016 the Board had discussed this item and voted to approve the variance. Chair Piazza stated that the item was not posted on the last meeting's agenda and so the vote cannot be accepted.

At 9:03 AM Mr. David Dunn made a motion to approve the variance for the Coffee Cabin. Mr. Richard Belanger seconded. No discussion. VOTE: 2-1-0.

Discussion, McGovern Blvd, Wastewater

Mr. Bill Brookings stated that he had nothing new to report on the project. Mr. Brookings stated that DEP is still discussing the project with the developers.

Discussion, Jones Crossing, Shared System

Chair Piazza stated that the Board had received answers from town council regarding the shared system documents, and suggested that the Board hold a separate meeting to discuss the documents.

Mr. Dunn agreed stating that the documents need to protect the homeowners as well as the town in case of a failure.

The Board will hold a special meeting on January 11, 2017 to go through the comments from town council and to review the shared system documents.

Permits

74 Shirley Road

Present: John Farnsworth, Representative for the owner.

Mr. John Farnsworth stated that the proposed septic upgrade for 74 Shirley Road needs some variances from the local septic regulations. Mr. Farnsworth stated that the lot is very tight so an alternative system is proposed as it is a better fit for the lot and required less grading.

Chair Piazza asked what variances were being requested for the upgrade.

Mr. Farnsworth went over the variances which included lot size and distance to neighboring systems.

Mr. Brookings stated that the Board needs to also vote on whether the house is a 3 bedroom or a 2 bedroom stating that the assessors have the house listed as a 2 bedroom but the house has been historically used as a 3 bedroom.

At 9:20 AM Mr. David Dunn made a motion to approve the variances as requested for the system upgrade at 74 Shirley Road and to view the house as a 3 bedroom. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

149 Otis Street

Mr. Brookings stated that the system failed a Title 5 inspection, and the permit is to resolve the issue.

The Board signed the permit for 149 Otis Street.

Lots 1 & 2 Colony Lane

Mr. Brookings stated that he does not have the permit ready for the Board to sign, but there are a few questions on the plans that need to be answered by the Board.

Mr. Brookings stated that Title 5 suggests that a leaching trench be used for all new systems, due to high ground water and the cost for fill to be brought in the engineer is requesting to use a leaching bed.

Mr. Belanger asked if allowing the change is something the Board can do.

Mr. Brookings stated that he read through Title 5 and it only suggested that leaching trenches are used not required so there is no variance needed just a vote from the Board to allow.

At 9:34 AM Mr. David Dunn made a motion to allow for septic systems for Lot 1 and 2 Colony Lane not be required to have leaching trench and are allowed to use leaching beds. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Mr. Brookings stated that he did not have the permits ready for the lots at this time but asked the Board if all items are complete if Mr. Brookings could sign off on the building permit application prior to having the septic permits.

At 9:35 AM Mr. David Dunn made a motion to allow Mr. Brookings to sign off on the building permit prior to having the septic permit issued for Lots 1 and 2 Colony Lane. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Kayrouz Realty LLC – Tobacco Permit Application

Mr. Heather Hampson stated that the completed tobacco application had been received in the office for Kayrouz Realty LLC that the Board voted to hold the last permit for till May 2017.

Title 5 Inspections

271 Mill Street Extension

Mr. Brookings stated that the house will be demolished and stated that a Title 5 was done since the property changed hands.

2187 Main Street

Mr. Brookings stated that the system conditional passed.

2493 Main Street – Pass

Correspondence

The Board reviewed the correspondence folder

Minutes for Approval

The Board reviewed the minutes from December 7, 2016.

At 109:49 AM Mr. Richard Belanger made a motion to approve the minutes from December 7, 2016 as written. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

Health Agent Mr. Bill Brookings Report

None

There being no further business to come before the Board, the meeting was adjourned at 9:55 AM.

Respectfully submitted,
Heather Hampson, LBOH Office Manager