

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
January 11, 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 9:10 AM.

Discussion, Jones Crossing, Shared System

Chair Piazza stated that the purpose of the special meeting is to go through all the shared system documents submitted by Jones Crossing and reviewed by Kopelman and Paige to see if the Board has any outstanding questions or concerns.

The Board first reviewed the Home Owners Association Trust documents. There were no Board of Health issues in the document.

The Board then reviewed the Title 5 Convent documents and reviewed the plans for the two shared systems that will be located on Parcels 38 and 39.

Mr. Brookings stated that each house will have pump chamber and tank but the houses will share a leaching field. Mr. Brookings stated that the plans were designed some time ago and he does not know the engineer for the site at this time.

Chair Piazza stated that the Board needs to know who the engineer is for the project and have them stamp the plans as accepted along with the operations and maintenance plan. Each Board member should also get a copy of the Operations and Maintenance plan for the 2 shared systems to review.

The Board held a discussion regarding the escrow accounts for the shared system stating that there needs to be enough in the accounts to cover a total replacement in case of a failure along with Title 5 inspections and tank pumping.

Mr. Brookings stated that their needs to be listed that there is a bedroom restriction on the shared system units as well somewhere in the documents.

The Board went through all their comments on the documents and came up with the following items to send to Kopelman and Paige for review:

1. Cost analysis of maintenance for the shared systems, pumping and title 5 inspections.
2. Cost to replace each shared system in case of failure.
3. Missing documents regarding bedroom restrictions on the 25 shared system lots

4. Question regarding future collections upon the transfer of ownership of one of the units with a shared system.
5. Add language to include title 5 code for pumping 310 CMR 15.301(7)
6. Wet stamped letter of Certificate of Approval for Operations and Maintenance Plan as well as the Shared System plans for each shared system provided by the engineering firm servicing the current developer.

The Board will send comments and questions to Kopelman and Paige to review and will then forward on to Jones Crossing representative to comments.

There being no further business to come before the Board, the meeting was adjourned at 10:20 AM.

Respectfully submitted,
Heather Hampson, LBOH Office Manager