

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

Present: Stephen Piazza, Chair, Richard Belanger, Clerk and John Farnsworth

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

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There being a quorum present, the meeting was called to order at 9:05 AM.

**Discussion, Housing Complaint, 81 Whitcomb Drive**

*Present: Joan Mitchell, Owner*

The owner received a letter dated September 7, 2017 stating they were creating health nuisance conditions and a Violation of MGL 105 CMR 410.600-602, Chapter II of the State Sanitary Code-Proper Storage of Garbage and Rubbish and Maintenance of Land Area Free from Garbage and Rubbish. The property owner informed the Board that she is in the process of cleaning out but is having a hard time due to health issues. Chairman Piazza informed her there is a Community Outreach Coordinator that can help her. After discussion, the Board informed the owner if they see continued progress they will close out the complaint.

**Discussion, Septic System Variance, 141 Grant Way**

District Sanitarian William Brookings reported that this is a request for a septic system variance. State code requires the septic tank to be ten feet from the foundation. The septic tank is nine feet six inches from the foundation. Therefore, it requires DEP Form 9B which is a Local Upgrade Approval. It does not produce any issues or danger. **Mr. Richard Belanger motioned to grant the variance; Mr. John Farnsworth seconded. Vote 3-0-0**

**Discussion, Housing Complaint, 60 Bolton Road**

This was rescheduled until the November 1, 2017 meeting.

**Discussion – Septic System Variance, 123 Fire Road 12**

*Present: Jack Maloney, Ducharm & Dillis, representing the owners*

The Board reviewed the septic system upgrade design plan and variance request. The variance is for the Lancaster Board of Health Regulation 303-11 (R) Sewage Disposal Systems Regulations (General Regulations, Distances). **Mr. Richard Belanger motioned to grant the variance; Mr. John Farnsworth seconded. Vote 3-0-0**

A letter will be sent to the property owner with the decision of the Board.

**Discussion – Shared Septic Systems, Jones Crossing**

*Present: Tyrone Jones, Developer*

Ms. Noreen Piazza commented that the developer is trying to complete the Title 5 paperwork, but is questioning the grant easement document that requires a Town Meeting vote. Ms. Piazza said she is

waiting for information from Town Counsel and will report to the Board when she gets more information. Mr. Brookings reminded Mr. Jones that he has a verbal to begin the shared septic system.

**Discussion – Public Health Agency Representation**

After discussion, Mr. John Farnsworth will be the Lancaster Board of Health representative to the Public Health Emergency Preparedness program (PHEP) and Mass Health Offices Association (MHOA). He will be attending the next meeting on November 9, 2017.

**Discussion – Massachusetts Association of Health Boards Certification Program**

The Board discussed who will be attending. Mr. Stephen Piazza and Mr. John Farnsworth will be attending the recertification training on November 4<sup>th</sup> and November 18<sup>th</sup> 2017.

**Title 5 Inspections**

**20 Hunter Lane**

Mr. Brookings stated the Title 5 Inspection passed.

**583 Mill Street Extension**

Mr. Brookings stated the Title 5 Inspection passed.

**6 Mountain Laurel Lane**

Mr. Brookings stated the Title 5 Inspection passed.

**805 George Hill Road**

The Board reviewed the above referenced Title 5 SDS inspection report and the report indicates that the septic system has failed. The failed system must be upgraded and a certificate of compliance obtained by August 5, 2019 per Title 5 15.305 (1). A letter will be sent to the property owner.

**2180 Lunenburg Road**

Mr. Brookings stated the Title 5 Inspection passed.

**296 Hilltop Road**

Mr. Brookings stated the Title 5 Inspection passed.

**207 White Pond Road**

The Board reviewed the Title 5 SDS inspection report. Mr. Brookings said the report indicates a septic system design flow for a two-bedroom dwelling but is being used as a three-bedroom dwelling. A primary and reserve area fully compliant with Title 5 would be required for a three-bedroom dwelling. He said the inspection report is considered incomplete until this non-compliance issue is resolved. A letter will be sent to the property owner.

**83 Moffett Street**

Mr. Brookings stated the Title 5 Inspection passed.

**267 South Meadow Road**

The Board reviewed the Title 5 SDS inspection report. The report indicated that the septic system has failed. The failed system must be upgraded and a certificate of compliance obtained by August 29, 2017 per Title 5 15.305 (1). A letter will be sent to the property owner.

### **Minutes for Approval**

The Board reviewed the meeting minutes from the February 13, 2017 meeting.

**Mr. Richard Belanger made a motion to approve the minutes as written; Mr. Stephen Piazza seconded. Vote 2-0-1 (abstaining John Farnsworth)**

The Board reviewed the meeting minutes from the August 16, 2017 meeting.

**Mr. Richard Belanger made a motion to approve the minutes as written; Mr. John Farnsworth seconded. Vote 3-0-0**

The Board reviewed the meeting minutes from the August 23, 2017 meeting.

**Mr. Richard Belanger made a motion to approve the minutes as written; Mr. John Farnsworth seconded. Vote 3-0-0**

The minutes of September 6, 2017 were tabled until the next Board of Health meeting on November 1, 2017.

### **General Business**

The Board reviewed the correspondence folder.

There was discussion on resurrecting the action trackers. They will be on the agenda each month.

A letter will be sent to the owner of Coffee Cabin requesting they provide quarterly pumping records.

### **New Business**

Mr. William Brookings and the Board discussed a housing complaint that was received. Mr. William Brookings said he would call the complainant.

Mr. Brookings and the Board discussed the state legislature proposed change adding Inspection Services to the definition of the Board of Health. The Board received an email from Massachusetts Association of Health Boards (MAHB) dated October 3, 2017 stating they are strongly opposed. **Richard Belanger made a motion to authorize the Chair to send a letter stating they are not in support of the proposal; John Farnsworth seconded. Vote 3-0-0**

### **Report from Neshoba Associated Boards of Health Liaison, William Brookings**

None.

### **Adjourn**

There being no further business to come before the Board, the meeting was adjourned at 10:12 AM.

Respectfully submitted,  
Debra Dennis, Lancaster Board of Health Office Manager