

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
November 1, 2017

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

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

There being a quorum present, the meeting was called to order at 9:06 AM.

Discussion, Tobacco Control Alliance Membership

After some discussion the Board decided to continue to participate.

Discussion, Jones Crossing, Shared Septic System

Chairman Piazza stated there are no updates. There is an article on the warrant for the Special Town Meeting for easements.

Discussion, 20 South Main Street, Housing Complaint

The Board was informed that it is bank owned with no power and someone is living there. After discussion by the Board they decided to continue to monitor the property.

Discussion, – 400 Blue Heron Drive, Housing Complaint

Present: Carol Rocco, owner

Carol Rocco informed the Board that she has a problem in her basement with mold. She had a company come out who made a report. Chairman Piazza stated the liability of mold would be legal between the owner and the condominium association board. If it was a rental the Board could site the landlord but since it is owner occupied it is the owner's responsibility. The Board did not see any action that the Board can or are required to take at this time.

Discussion, – 60 Bolton Road, Housing Complaint

Present: Lindsey McCord and Kate Hannigan

Kate Hannigan, (63 Bolton Road) stated she saw rats by the front of the house. William Brookings stated we need to check with the assessors to see who owns the house. Kate Hannigan informed the Board of a State Abandoned Housing Initiative. The Board decided to write a letter to the owner and if there isn't any response then Chairman Piazza will meet with the Town Administrator to discuss the abandoned housing issue.

Richard Belanger made a motion to send a letter to the owner stating the concerns; John Farnsworth seconded. No discussion. Vote: 3-0-0.

Permits/Title 5 Inspection Reports

167 Langen Road - Septic Upgrade

Bill Brookings stated because of a failed cesspool and leach field they failed the Title V. They are asking for a variance to install a gravity system which he recommended.

Richard Belanger made a motion to approve the variance to Lancaster Board of Health Regulations 5.2 and 6.9 as requested; John Farnsworth seconded. No discussion. Vote: 3-0-0.

123 Fire Road 12 - Septic Upgrade

Mr. Brookings stated at the last meeting the Board accepted a variance 303 (R). The state says ten feet and the town says twenty feet and they have eighteen feet. The new plan shows the trench system with the reserve area in between.

Richard Belanger made a motion to approve; John Farnsworth seconded. No discussion. Vote: 3-0-0.

138 Colony Lane-Septic Permit

Mr. Brookings stated the tank was installed too close to the foundation. It is 23 feet 6 inches and the local regulations say 25 feet minimum. Chairman Piazza stated we have an opportunity to eliminate these local regulations. The systems today have higher standards.

Richard Belanger made a motion to approve; John Farnsworth seconded. No discussion. Vote: 3-0-0.

35 Holiday Lane- Septic Upgrade

Mr. Brookings stated they are asking to retain the existing well for irrigation. Chairman Piazza stated the Health Regulations for the Town of Lancaster states wells for agricultural purposes only if you have town water. Since this is an existing installation it wouldn't be an issue. After some discussion the Board approved the proposal with the conditions that the well comply with the Lancaster Board of Health Irrigation Well Regulation 5, a deed notice, and the Lancaster DPW/Water Department approval, cross connection prevention, and proper signage. The Board also is requesting that copies of the well completion report and meter quality test results for the new well be submitted for review.

Richard Belanger made a motion to approve; John Farnsworth seconded. No discussion. Vote: 3-0-0.

Lot A Hill Top Road-Melanson-Proposed Septic System

Mr. Brookings stated the applicant is asking for a variance of Lancaster Board of Health Regulations 5.2 (out of season testing). **Richard Belanger made a motion to approve the variance (out of season testing) and hold the permit until the builder speaks to the Sewer District and see if sewer is available on Hill Top Road; John Farnsworth seconded. No discussion. Vote: 3-0-0.**

Tracker Status

The Board approved the tracker issue document which will be updated and supplied to the members at every meeting.

Minutes for Approval

The Board reviewed the meeting minutes from the September 6, 2017 meeting.

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

The Board reviewed the meeting minutes from the October 6, 2017 meeting.

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

General Business

The Board reviewed the correspondence folder.

Chairman Piazza informed the members that there is a Tick Symposium and asked if anyone wanted to attend. John Farnsworth said he would try to attend.

License Renewal Instructions-Chairman Piazza stated the town looks at all businesses prior to license renewals. He read the list of licenses and asked the members if they had any concerns or issues. There were no comments per the Board on any of them.

Trash Hauler Regulations-Chairman Piazza stated in the application they ask for information concerning volume and recyclables on a monthly/quarterly basis. He suggested eliminating this special section.

Richard Belanger made a motion to remove the Special section pertaining to the requirement for information concerning volume and recyclables in the Trash Hauler Permit Application; John Farnsworth seconded. No discussion. Vote: 3-0-0.

Adjourn

Richard Belanger made a motion to adjourn; John Farnsworth seconded. Vote: 3-0-0.

The meeting was adjourned at 11:10 AM.

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