

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
August 3, 2016

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

Also Present: William Brookings, R.S., Nashoba Associated Boards of Health.

Absent:

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

Discussion, Recombinant DNA Regulations

Present: Ryan McNutt, Town Administrator

Mr. Ryan McNutt stated that he and Planning Director, Ms. Noreen Piazza attended an industry meeting for Bio Technology development. Mr. McNutt stated to get Lancaster ready to welcome Bio Technology into the town the Board of Health needs to adopt Recombinant DNA regulations. Once the Board adopts a regulation then the town will look better to Bio Technology companies for development.

Chair Piazza asked if the state is looking at local Boards of Health to set up the regulations or if there was a base regulation all towns are accepting.

Mr. McNutt stated that the local Board of Health needs to draft the regulations but several other towns have done so already that the Board can use as a reference.

Mr. McNutt stated the Bio Technology is one of the fastest growing industries at the moment.

Chair Piazza stated that if the Board does not adopt the Recombinant DNA regulation then these types of businesses cannot come to town.

Mr. Dunn asked what kind of enforcement is in place for the companies that don't comply with the regulations.

Mr. McNutt informed the Board that there are also Federal Regulations that the Bio Technology companies also need to follow.

Chair Piazza asked Mr. McNutt to send a copy of some Recombinant DNA regulations from other towns for the Board to review and he will draft a proposed regulation for the Board to consider at the next meeting.

At 9:17 AM Mr. David Dunn made a motion to draft regulations and for approval at the next Board of Health meeting on September 7, 2016. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Discussion, Irrigation Wells not served by town water

Mr. Brookings stated that he received a request for an irrigation well permit for a property that is not served by town water. Mr. Brookings stated that the water department regulations do not comply with this request and it is not listed with the well regulations.

Chair Piazza stated that the Board should review the well regulations to see if they need to be changed.

Mr. Dunn stated that the regulations should not be modified for one proposed irrigation well and the Board should review items like this on a case by case basis.

Discussion, 2685 North Main Street, Expired upgrade permit

Mr. Brookings stated that the permit was approved in February of 2014. The proposed septic system plan has changed to a presby system due to the fact that the proposed septic system products are no longer available. In order to meet Title 5 the system had to be changed.

Mr. Dunn asked if the new plans are listed on the permit.

Mr. Brookings stated that the permit will have a new date and will list the new plans.

Discussion, 30 South Meadow Road, Proposed Addition

Mr. Brookings stated that the owner of the house would like to build an addition on the existing house. Mr. Brookings stated that according to the assessor's field card the house has four rooms total.

Mr. Dunn asked if the current septic system be upgraded.

Mr. Brookings stated that a new system could be installed if the Board requires.

Chair Piazza asked if there had been a Title 5 done on the system.

Mr. Brookings stated that the system passed a Title 5 back in 2012 but there was a question on the number of bedrooms in the report.

Mr. Belanger stated that he feels a new system would need to be installed for any type of addition to the existing home.

Discussion, 1334 North Main, Bedroom count request

Mr. Brookings stated that the request for a bedroom count by the Board of Health is no longer needed for the address.

Discussion, 77 Kilbourn Road, Composting Toilet

Mr. Brookings stated that he was contacted by the owners of the property and they would like to install a composting toilet in the house. Mr. Brookings stated that the house is served by town sewer. Mr.

Brookings stated that he reviewed the stated Title 5 regulations and since the home has town sewer the plumbing inspector has the final say on whether or not to allow a composting toilet, not the Board of Health.

Mr. Brookings states that he will inform the owners to contact the plumbing inspector.

Permits

35 Holiday Lane

Present: Jack Maloney, Ducherame and Dillis

The Board reviewed the plans for the upgraded system.

Mr. Jack Maloney informed the Board that the property has an existing cess pool on site that will be replaced with a new tank, pump and leach field. Mr. Maloney also informed the Board that a new well will also be installed on the property.

Chair Piazza asked if the property would be deed restricted.

Mr. Brookings stated that the septic permit states that it is bedroom restricted.

Mr. Maloney stated that the Conservation Commission has reviewed the septic system and well plans and has issued their permit for the work within the buffer zone. Mr. Maloney stated that there are a few variances being requested to the local bylaws in order to install the system but no variances to Title 5 regulations.

At 9:46 AM Mr. David Dunn made a motion to grant the variances for 35 Holiday Lane as requested. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

1985 North Main

Mr. Brookings stated that due to a failed Title 5 inspection the D-Box and the tank need to be placed.

The Board signed the permit for to replace the D-Box and the tank.

172 Hilltop Road

Mr. Brookings stated that due to a failed Title 5 inspection the D-Box needs to be placed.

The Board signed the permit for to replace the D-Box.

30 Perry Road

Mr. Brookings stated that since the permit is for a tight tank there needs to be a deed notice recorded before the Board can issue the permit. Mr. Brookings stated that he has not received the deed notice at this time.

102 Rigby Road

Mr. Brookings stated the existing house is a 2 bedroom with a 2 bedroom septic system. Mr. Brookings stated that an addition will be going on to the house and a new 5 bedroom septic system is also planned. Mr. Brookings stated that there is one variance for out of season testing for the new system but sees no issues with the Board issuing the permit.

At 9:53 AM Mr. Richard Belanger made a motion to grant the variance as request for 102 Rigby Road. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

Fort Pond Road

Mr. Brookings stated that he has not received the information for this system yet and will have to be placed on the next month's agenda.

Lunenburg Road

Mr. Brookings stated that he has not received the information for this system yet and will have to be placed on the next month's agenda.

13 Plymouth Drive

Mr. Brookings stated that the permit is for an upgrade to an existing system that is in failure. MR. Brookings stated that there are some variances requested for the upgrade but does not see any issues with the plan.

At 9:57 AM Mr. David Dunn made a motion approve the variances as requested for 13 Plymouth Drive. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

53 Kinnear Ave

Mr. Brookings stated that the Board issued the permit for the septic on the property last month. Mr. Brookings stated that the property has changed ownership and just needs to sign a new permit with the new owners name on it.

The Board signed the new permit with the new owners name on it for 53 Kinnear Ave

70 Sterling Street

Mr. Brookings stated that the permit was issued but was never signed.

The Board signed the permit for 70 Sterling Street.

Title 5 Reports

1334 Main Street – Pass

2078 Main Street – Pass

875 Brockelman Road – Pass

172 Hilltop Road – Pass
1985 North Main Street – Pass
104 Fire Road 12 – Pass
201 White Pond Road – Fail, signed upgrade permit

General Business

Minutes from June 8, 2016

Mr. David Dunn had a few corrections to the minutes.

At 10:03 AM Mr. Richard Belanger made a motion to approve the minutes of the June 8, 2016 meeting as amended. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

Minutes from July 6, 2016

Mr. David Dunn had a few corrections to the minutes.

At 10:04 AM Mr. Richard Belanger made a motion to approve the minutes of the July 6, 2016 meeting as amended. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

There being no further business to come before the Board, the meeting was adjourned at 10:07 AM.

Respectfully submitted,

Heather Hampson, LBOH Office Manager