

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
November 2, 2016

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 9:00 AM.

Public Hearing Revisions to the Irrigation Well Regulations

At 9:00 AM Chair Steve Piazza read aloud the public hearing notice for revisions to the existing Irrigation Well Regulations.

Chair Piazza stated that he drafted changes to the irrigation well regulations to allow for residential use of portable wells.

The Board reviewed the proposed changes to the regulations

At 9:01 AM Mr. David Dunn made a motion to close the public hearing for the revisions to the irrigation well regulations. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

At 9:02 AM Mr. David Dunn made a motion approve the revisions to the irrigation well regulations as proposed. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Minutes for Approval

None.

Discussion, 77 Kilbourn Road

Present: Melissa Rudden

Property owner, Melissa Rudden, stated that she was before the Board this morning looking to get a letter of support to bring with her to a hearing with the plumbing board regarding the composting toilet she wants to have in her home.

Mr. Brookings stated that the Board of Health has no jurisdiction on the matter since the house is connected to town sewer and falls under the jurisdiction of the Plumbing Inspector.

Mr. Richard Belanger asked if composting toilets are allowed for use in Title 5.

Mr. Brookings stated that there is a potential for liquid byproduct that would go to septic tank but this house is connected to town sewer.

Ms. Rudden stated that all the solid waste will be buried for two years and then will be used as compost on the property for trees and shrubs.

Mr. David Dunn stated that if the house sells the toilet can be disconnected and hooked up to sewer.

At 9:08 AM Mr. David Dunn made a motion to issue a letter of support to the State Plumbing Board for the use of the composting toilet at 77 Kilbourn Road. Mr. Richard Belanger seconded. Mr. Belanger stated that the toilet must be installed according to all regulations and standards. VOTE: 3-0-0.

Discussion, 30 South Meadow Road

Present: Jennifer Vail, owner

Property owner, Jennifer Vail stated that she would like to put an addition on to her existing house to change it from a 2 bedroom to a 3 bedroom.

Mr. Brookings stated that the Board had discussed the property at a previous meeting and stated that the current system is under designed now and would require a fully upgraded system for any increase of flow.

Discussion, Coffee Cabin – Kalon Farms

Present: Nancy Caria, owner; Bridgette Braley, Nashoba Board of Health, Food Inspector

Nancy Ciara stated that she is looking to open a coffee house that is a food truck. Ms. Ciara stated that she had a special building built on a trailer that will be parked at Kalon Farms that can be disconnected if needed. Ms. Ciara stated that she has applied for a mobile food service permit but is requesting that the trailer not move on a daily basis to clean and restock, stating that the trailer is equipped with a 3 bay sink and has stainless steel counter tops.

Chair Piazza asked Ms. Caria if she was looking for a waiver to move the trailer daily as required by the mobile food service permit.

Ms. Bridgette Braley stated that she cover all 17 towns that are associated with Nashoba Board of Health and does not allow this in any other town. Ms. Braley stated that the State code stated that there are either mobile or non-mobile full restaurant food service permits. Ms. Braley stated that she contacted the state to get some clarification to if a waiver is allowed to the code but did not receive an answer.

Chair Piazza stated that if a mobile food service permit is requested then the unit must move.

Mr. Belanger asked how often the trailer is required to move.

Ms. Braley stated that the code states that the trailer must move daily.

Mr. Belanger asked if the local Board would be able to grant a waiver to a state code.

Ms. Braley stated that she did not know the answer to that question.

Ms. Ciara stated that she would go forward with the mobile food permit and wait to hear if the Board can grant a waiver on moving the trailer on a daily.

Chair Piazza stated that the trailer will have to move on a daily basis if a food service permit is issued.

Discussion, 56 Main Street, Sandy' Diner

Mr. Bridgette Braley stated that at a recent inspection of the restaurant at 56 Main Street, Sandy's Diner, several issues were noted and ordered to be fixed. Ms. Braley stated that she will be returning the restaurant in the upcoming weeks to re-inspect.

Discussion, McGovern Blvd, Wastewater

Mr. Brookings stated that DEP has taken over the permitting process for the wastewater at McGovern Blvd. Mr. Brookings stated that a meeting with DEP and the developer will take place in the upcoming weeks to discuss the wastewater permit.

Discussion, 52 Mill Street

Mr. Brookings stated that a letter was sent to the owner to correct the items within 30 days. Mr. Brookings stated that the 30 days have passed and he will give the landlord and the tenant a call to see if the items have been fixed.

Discussion, Jones Crossing, Shared System

Chair Piazza stated that Mr. Tyrone Jones has sent money to Kopelman and Paige for them to do their review of the shared system documents. Chair Piazza stated that it is very important that the Board has the documents reviewed and written correctly to protect the homeowners that will share the septic system.

Discussion, Fort Pond, YMCA Camp Lowe

Mr. Brookings stated that the Board issued the permit at the last meeting to upgrade the failed system. Mr. Brookings went on to state that the Board as granted the camp permission to run with the failed system given that it is pumped on a regular basis. Mr. Brookings stated that the system may be installed by the time the camp opens for the year but has requested that incase it is not the be allowed to operate as in prior years.

At 10:06 AM Mr. David Dunn made a motion to allow the YMCA Camp Lowe on Fort Pond be allowed to open for the 2017 session with the current failed system provided it is pumped on a regular basis as allowed by the Board in previous years. Mr. Richard Belganer seconded. No discussion. VOTE: 3-0-0.

Permits

Chisholm Trail, Shirley Road, Mountain Laurel Realty – new septic permits

Mr. Brookings stated that there are two permits for septic systems that have been installed but the house was not built. Mr. Brookings stated that the Board needs to issue a new permit for the system that was built as the permit has expired so that it may be connected to the house.

2635 Main Street

Mr. Brookings stated that the permit is for an upgrade to a failed system. Mr. Brookings stated that he had asked for the plans to be revised due to a system design change.

The Board signed the permit for 2635 Main Street

134 Moffett

Mr. Brookings stated that the system had failed a Title 5 inspection and needed a new D-box.

The Board signed the permit for 134 Moffett

Title 5 Inspections

45 Kinnear Ave

Mr. Brookings stated that the system had failed back in 2008 and it was never upgraded. Mr. Brookings stated a new letter must be sent notifying the owner to upgrade the failed system.

Correspondence

The Board reviewed the correspondence folder

New Business

Inspection at Manny's Farm

Chair Piazza stated that he had gone to Manny's Farm to do an inspection as a follow up to a complaint and did not see any issues while on site.

Inspection at Atlantic Union College

Chair Piazza stated that a complaint of mold had been brought to him by a tenant at one of Atlantic Union College's tenants. Chair Piazza contacted Les Aho, at Atlantic Union College and was informed that the issue had been cleaned up, a follow up inspection will take place.

Health Agent Mr. Bill Brookings Report

None

There being no further business to come before the Board, the meeting was adjourned at 10:27 AM.

Respectfully submitted,
Heather Hampson, LBOH Office Manager

