

TOWN OF LANCASTER
BOARD OF HEALTH
Prescott Building Nashaway Meeting Room
April 4, 2018

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

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

List of Documents:

- Agenda
- Abandoned Housing Initiative List and Folder
- Sewage System Variance Request Letter-489 Cleverly Cove Road
- BOH Issue Tracker
- Minutes of March 14, 2018

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

Discussions

Joan Hamlett, Tobacco Control Alliance

William Brookings informed the Board that Joan Hamlett was running late.

2680 North Main Street-Earth Removal

The Board discussed the Department Comment Form concerning an application being reviewed by the Board of Selectmen. The Board commented the expectation is they meet all the earth product removal bylaws. Board member John Farnsworth will write the comment to be submitted to the Board of Selectmen.

Joan Hamlett, Tobacco Control Alliance

The Board reviewed the recommended changes to the existing regulations.

- A new definition of tobacco products which includes nicotine delivery products.
- Include cessation sign requirements.
- Minimum cigar package size/price
- No permit renewal if outstanding fines exist
- Increase the number of permits to 6 (six)
- No sales within 500 feet of a school
- No new permits within 500 feet of existing permits.
- Restrict flavored tobacco products to adult tobacco retailers only
- Incorporate Attorney General Regulation: 940 CMR 21.00

The Public Hearing will be held on May 9, 2018 at 9am.

1920 Main Street-Anthony Conklin

Present: Anthony Conklin, owner

Mr. Conklin commented the house isn't abandoned, he doesn't know what he is going to do with the property. Chairman Piazza stated he received notice because of housing code violations at the property. The violations are no exterior siding and broken windows. He asked the owner to write a letter to the Board of Health with the plan for correcting the violations and a time frame. Mr. Conklin said he would be sending a letter with the required information.

168 Mill Street-Housing

Present: Claudia and Simon Pongratz, owners

Chairman Piazza commented the owners of 168 Mill Street were given an order to correct after an inspection. Mr. Simon Pongratz said he is here to ask the Board for extra time. William Brookings asked the owners to write a letter to the Board stating the apartment isn't occupied, and also give a target date of completion.

517 White Pond Road-Update

William Brookings said this will be discussed at the next meeting.

55 Sylvan Road

Chairman Piazza said William Brookings and John Farnsworth went out and performed a site visit. The Board stated no Board of Health involvement is needed at this time but they will monitor it.

Langen Road-Beaver Permit-Breach Dam Permit

William Brookings said this is informational only.

Community Development Block Grant

Chairman Piazza updated the Board that they are looking at other services residents need besides housing. They came to the conclusion that transportation is a problem. They are trying to get a planning grant and then figure out a solution. This would be for next year's cycle.

Abandoned Housing Initiative-Update

- 2374 Main Street-Mr. David Frasier the owner came forward. He stated the property is more work than he thought. He has no plan at this time for the property. Chairman Piazza said the Board needs to see a documented plan. **Richard Belanger made a motion if the Board doesn't receive a written plan within thirty days they won't withdraw the property from the state. John Farnsworth seconded the motion. No discussion. VOTE: 3-0-0.** This will be placed on the May 9, 2018 Board of Health agenda.

Jones Crossing

This was passed over by the Board but will be on the next agenda.

State and Local Sewer Regulations

This was passed over by the Board but will be on the next agenda.

40B Development-Goodridge Brook Estates

The Board discussed the 40B plan. Members commented on sewer and water capacity and the impact of this project on future building. They also had questions concerning trash removal and snow removal.

Chairman Piazza stated he would write a letter with the Boards comments and concerns. There is a Public Hearing being held at the April 26, 2018 Board of Appeals meeting.

Permits

- Lot1B Devonshire Way- William Brookings stated this is a new permit on a previously permitted lot. The Board needs to reissue a permit that has expired. **Richard Belanger made a motion to approve. John Farnsworth seconded. No discussion. VOTE: 3-0-0.**
- 14 Highfield Drive – William Brookings stated this is a Dbox replacement. The Board signed the Sewage Disposal Works Construction Permit.
- 40 Hilltop Road – William Brookings stated this is a Dbox replacement. The Board signed the Sewage Disposal Works Construction Permit.
- 294 Brockelman Road – William Brookings stated this is a Dbox replacement. The Board signed the Sewage Disposal Works Construction Permit.
- 89 Cleverly Cove Road – William Brookings said they are upgrading the old system. This is an existing three bedroom house and they are adding two additional bedrooms. They are installing a Presby system. They are requesting a variance to waive Section 303-9, Section 303-11 (C) (3) and Section 303-11R. **Richard Belanger made a motion to approve with the variances requested. John Farnsworth seconded. No discussion. VOTE: 3-0-0.**

Title 5 Inspection Reports

- 246 Chace Hill Road-This needed to be signed by the Board.
- 35 Fire Road 7-pass
- 294 Brockelman Road-William Brookings said he doesn't have the report yet.
- 40 Hilltop Road-William Brookings said he doesn't have the report yet.

Tracker Status

The Board went over the Issue Tracker spreadsheet. The Board discussed the citizen complaint concerning 2501 North Main Street (trash overflowing dumpster). Chairman Piazza said he would check on this.

Minutes for Approval

The Board reviewed the meeting minutes from the March 14, 2018 meeting.

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

General Business

- Community Kitchen Update-Chairman Piazza said the Board supports the community kitchen.
- John Farnsworth stated this is Richard Belanger's last meeting. The Board thanked Mr. Belanger for his years of service.

Adjourn

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

The meeting was adjourned at 11:47 AM.

Respectfully submitted,

Debra Dennis
Lancaster Board of Health Office Manager