

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
April 5, 2017

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 9:02 AM.

Discussion, Tobacco Alliance

Chair Steve Piazza states that the discussion has been moved to the next meeting due to a meeting conflict.

Minutes for Approval

The Board reviewed the minutes from March 1, 2017.

At 9:30 AM Mr. David Dunn made a motion to approve the minutes from March 1, 2017 as amended. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Discussion, McGovern Blvd, Wastewater

Mr. Bill Brookings stated that he had received a letter from the state allowing for individual septic systems on the properties. Mr. Brookings stated that he has the permits for the Board to sign today but the well locations are still awaiting state approval.

Discussion, Jones Crossing, Shared System

Present: Tyrone Jones

Mr. Tyrone Jones stated that he had some follow up items to review for the Board. Mr. Jones had a hand out for the Board to review listing the accounts that would go into each escrow account for each unit.

Mr. Jones stated that he spoke to the Sewer Commission regarding the question the Board had about possible sewer connection. Mr. Jones stated that due to cost at this time it is not a possibility but if the septic system fails it is part of Title 5 that the house(s) must then connect.

Mr. Jones also included for the Board a copy of a sample deed showing the bedroom restriction and the homeowner's association fee to maintain and replace the systems.

Mr. Jones asked the Board if he could be allowed to start the construction of the systems prior to the final documents being submitted as they do not pertain to the actual construction of the systems themselves.

At 9:20 AM Mr. David Dunn made a motion to approve the permits prior to Town Council review. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

Discussion, 1436 Main Street, Addition

The owner of the property would like to put on an addition to their house in order to have an accessory apartment.

Mr. Brookings stated that the current system has a 1500 gallon tank which is large enough to support a 5 bedroom home.

Mr. Brookings stated that the Board had discussed this property before at a prior meeting and requested a Title 5 be completed and a three bedroom deed restriction be placed on the property.

At 9:24 AM Mr. Richard Belanger made a motion to allow for an addition to be placed on the property without upgrading the current septic system as long as a Title 5 inspection is completed and a three bedroom deed restriction is placed on the property. Mr. David Dunn seconded. No discussion VOTE: 3-0-0.

Discussion, 2363 Main Street, Accessory Apartment

Present: Robert Dynice, property owner

Mr. Brookings stated that the septic system on site is a 1500 gallon three bedroom system.

Mr. Robert Dynice stated that he has an existing accessory apartment that he is going before the Zoning Board of Appeals for a Special Permit. As part of his application he needs a letter from the Board of Health.

Mr. Brookings stated that the apartment has been in the home for a number of years and has no concern with the Board allowing the apartment to stay with no upgrade to the system or deed restriction.

Discussion, 111 Center Bridge Road, Sewer Connection

Mr. Brookings stated that the septic system failed a title 5 inspection and a letter was sent requesting that the property tie into town sewer within five years of the failure. Mr. Brookings stated that the Title 5 was completed in 2001 and there is nothing in the file that shows the property was ever connected to sewer.

Mr. Brookings suggested that the Board send a letter asking the owners to send proof that the property has been connected to sewer.

At 9:45 AM Mr. Richard Belanger made a motion to send a letter to the owners of 111 Center Bridge Road requesting proof that the property is connected to sewer. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

Discussion, 2501 North Main Street

Mr. Brookings stated that the Department of Children and Families contacted him regarding a complaint they had received and asked if the Town had any documentation regarding any complaints regarding the property. Mr. Brookings stated that the Board of Health did issue an order to correct on the property but the property was cleaned up. Mr. Brookings stated that copies of the minutes and order to correct were sent to DCF.

Housing Complaint, 405 Goss Lane

Chair Piazza stated that there is a trailer parked in the driveway that is plugged into the house. Chair Piazza stated that he was not sure if the trailer is occupied.

Mr. Belanger stated that the Board does not have enough information to prove there is a violation at this time.

Housing Complaint, 199 Sterling Street

Ms. Heather Hampson informed the Board that two different complaints were called into the office regarding 199 Sterling Street. The first was from the tenants' daughter the second from the tenant's son. Both complaints are regarding the apartment at 199 Sterling Street and a mold issue that has left their father without a place to live. Ms. Hampson informed both the daughter and the son that a formal complaint in writing should be emailed or mailed to the Board of Health office. Ms. Hampson stated that the Council on Aging, Veteran's Agent and the Building Inspector are all aware of the complaints made on the property.

Chair Piazza stated that he followed up on the first complaint and stated that there is nothing the Board of Health can do it is a legal issue.

Permits

29 Burbank Lane

Mr. Brookings stated that the system at 29 Burbank Lane failed a Title 5 inspection, and as a result needs to replace the D-Box.

The Board signed the permit for 29 Burbank Lane.

Brockelman Road, New Lot

Mr. Brookings stated that the proposed system does require a variance for out of season testing.

At 10:01 AM Mr. Richard Belanger made a motion to grant a variance for out of season testing and approve the septic permit for the new lot on Brockelman Road. Mr. David Dunn seconded. No discussion. VOTE: 3-0-0.

McGovern Boulevard, FC Stars

Mr. Brookings stated that there are a few variances requested for the new septic system to be located at FC Stars. Mr. Brookings stated that there is a variance requested for the length of the pipe for the force main and out of season testing.

At 10:10 AM Mr. David Dunn made a motion to grant the variances as requested and issue the septic permit for FC Stars. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

The Board signed septic permit.

Lunenburg Road, Dunkin Donuts Site

Mr. Brookings stated that a variance is being requested for out of season testing. Mr. Brookings stated that the Board approved other variances awhile back.

At 10:15 AM Mr. David Dunn made a motion to approve the variance as requested. Mr. Richard Belanger seconded. No discussion. VOTE: 3-0-0.

The Board signed septic permit.

Title 5 Inspections

25 Magnolia Ave - Failed
29 Burbank Lane – Failed

Correspondence

The Board reviewed the correspondence folder

Health Agent Mr. Bill Brookings Report

None

There being no further business to come before the Board, the meeting was adjourned at 10:20 AM.

Respectfully submitted,
Heather Hampson, LBOH Office Manager