

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
June 7, 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 9:00 AM.

Discussion, Board Reorganization

At 9:01 AM Mr. Richard Belanger made a motion to have Mr. Steve Piazza serve as chairman for another year. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.

At 9:02 AM Chair Steve Piazza made a motion to have Mr. Richard Belanger serve as Clerk for the year. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.

Correspondence

The Board reviewed the correspondence folder

Discussion, Jones Crossing, Shared System

Present: Tyrone Jones

Mr. John Farnsworth recused himself from the discussion.

Mr. Tyrone Jones stated that since the last meeting the tri-party agreement has been drafted and reviewed by the town's council.

Mr. Jones went over the time line of the agreement and permits. Mr. Jones stated that he needs the Board of Health permits to construct the shared system and there will be no final approval of the system until all the documents are signed.

Chair Steve Piazza asked if there was a time line for the approvals.

Mr. Jones stated that he would like to start construction on the shared system now and would take about a month to get to the point of inspections. Mr. Jones stated that there is quite of bit of site work that needs to be done in order to prepare for the shared system installation.

At 9:08 AM Mr. Richard Belanger made a motion to grant permission for site work to begin on the shared systems. Chair Piazza seconded. No discussion. VOTE: 2-0-0.

Discussion, Tobacco Alliance

There was no one present from the Tobacco Alliance at the meeting.

Mr. Brookings suggested calling the Alliance to ensure they will be at the at the next meeting if they still wish to attend.

Discussion, 80 Spec Pond / Bogan Ave

Present: Mr. Anthony Sodo, Owner

Mr. Brookings stated that the property had a Title 5 Inspection needs further valuation by the Board due to wells in the area less than 100 feet away. Mr. Brookings stated that the code stated that the Board can accept the system as is depending on water tests. Mr. Brookings stated that a water test was done and a high level of nitrates. Mr. Brookings stated that the well is shared, and safe drinking water levels are 10 for nitrates and the test came in at 5 but for Title 5 the results must be 5 or lower so the request is made by the owner for the Board to make a ruling.

Mr. John Farnsworth asked if the other houses in the area were seasonal homes.

Mr. Anthony Sodo stated that 80 Spec Pond Road was the only year round home the others are all seasonal homes.

Mr. Brookings stated that the Board as allowed water tests in the past to allow for a passing Title 5 well area wells are close to the system.

At 9:20 AM Mr. Richard Belanger made a motion to allow for the system to remain as is and accept the water test to allow for a passing Title 5 Inspection report. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.

Discussion, FC Stars Soccer Field over leaching field

Present: Bill Hannigan, Hannigan Engineering

Mr. Bill Hannigan wanted to inform the Board that FC Stars soccer fields would like to construct another soccer field on the property and have it located over the leaching field. Mr. Hannigan stated that a drainage plan needs to be designed for the field.

New Business

White Oaks Estates Subdivision

Present: Steve Marsden, Engineer

Mr. Steve Marsden stated that Mr. Steve Boucher has an approved cluster subdivision near Holiday Lane in Lancaster. Mr. Marsden stated that he had a few questions for the Board regarding the Board's Regulations. Mr. Marsden wanted to know if the Board would be open to allowing for a variance for the offsets due to the cluster subdivision layout it would be hard to keep the individual septic systems for all the homes within the offset requirements.

Mr. Richard Belanger asked if Mr. Marsden was requesting the variances at the meeting today.

Mr. Marsden stated that they would only be as needed for some of the proposed houses.

Mr. Piazza stated that the Board has allowed variances in the past and would review them as they were requested.

Discussion – Housing Complaints, 81 Whitcomb Ave

Mr. Brookings stated that the Return Receipt for the letter sent by the Board had not been received by the office at this time.

Permits

Lot 17 Runaway Brook Road

Mr. Brookings stated that there are no variances requested for the septic system and is ready for the Board to sign.

The Board signed the permit.

Lot 18 Runaway Brook Road

Mr. Brookings stated that there are a few local variances needed for the septic systems including sewer length over 50 feet as well as the sewer line are partially located on Lot 17. Mr. Brookings stated that he has no concerns with the variances requested.

At 9:46 AM Mr. Richard Belanger made a motion to grant the variances as requested for Lot 18 Runaway Brook Road. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.

1436 Main Street

Mr. Brookings stated that he did not have the permit ready in time for the meeting.

59 Old Colony Road

Mr. Brookings stated that the permit was for a D-Box replacement.

The Board signed the permit.

14 Magnolia Ave

Mr. Brookings stated that the system has failed a Title 5 inspection and needs to upgrade the system. There is a local variance requested for tank offsets, as well as distance to an abutting system, hydraulic load and length of plumbing.

At 9:56 AM Mr. Richard Belanger made a motion to grant the local variances for the septic upgrade for 14 Magnolia Ave. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.

Title 5 Inspections

1436 Main Street – Conditionally Passed Upgraded D-Box
59 Old Colony Road – Conditionally Passed
80 Spec Pond/Bogan Ave – Needed further evaluation from the Board.
72 Brian Road - Pass
22 Lee Street – Pass
14 Magnolia Ave – Failed, Board will send standard letter
182 & 186 Fort Pond Inn Road – Conditionally Passed
123 Fire Road 12 –Failed, Board will send standard letter
24 Hunter Lane - Pass
73 Blue Heron Drive, Unit 20 – Pass
89 Chase Hill Road - Pass

Minutes for Approval

The Board reviewed the minutes from May 3, 2017.

At 10:10 AM Mr. Richard Belanger made a motion to approve the minutes from May 3, 2017 as written. Chair Piazza seconded. No discussion. VOTE: 3-0-0

Health Agent Mr. Bill Brookings Report

None

There being no further business to come before the Board, the meeting was adjourned at 10:11 AM.

Respectfully submitted,
Heather Hampson, LBOH Office Manager