

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
April 6, 2016

Present: David Dunn Clerk, and Richard Belanger

Absent: Stephen Piazza Chair

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

There being a quorum present, the meeting was called to order at 9:03 AM.

General Business
Correspondence

The Board reviewed the correspondence folder.

Minutes from March 2, 2016

The Board reviewed the minutes from the March 3, 2016 meeting

Mr. David Dunn had a slight change to the minutes.

At 9:04 AM Mr. Richard Belanger made a motion to accept the minutes as amended. Mr. David Dunn seconded. No discussion. VOTE: 2-0-0.

Permits

Portable Septic Permit for Kimball Farms

Mr. David Dunn signed the portable septic permit for Kimball Farms.

Discussion, 77 Kilbourne Street Composting Toilet

Ms. Heather Hampson gave the Board a brief history of the property stating it was an existing non-conforming lot that the original house burned down. The prospective buyers of the lot would like to build a small module home and have a composting toilet on the property to help limit water usage.

Mr. Belanger asked if the Board of Health could allow for a composting toilet.

Mr. Bill Brookings stated that he contacted DEP, but never heard back from them and he also looked in to the housing code and stated that there was nothing in there not allowing it but does require the plumbing inspector's approval. Mr. Brookings went on to state that since the lot will be serviced by town sewer it is not a Title 5 issue.

Mr. Brookings stated that he does have composting toilets in other towns and there is no issue with them.

Mr. Dunn stated that he did not see any concern with allowing it as long as the plumbing inspector does not have an issue.

Discussion, 80 Fire Road 11, Garbage Grinder

Mr. Brookings stated that the Board sent a letter to owner regarding the garbage grinder last month but the house had recently sold. They did respond to the letter stating that there was no garbage grinder in the home but did ask the Board to contact the new owner.

At 9:20 AM Mr. Richard Belanger made a motion to send a new letter to the new owners regarding the garbage grinder. Mr. David Dunn seconded. No discussion. VOTE: 2-0-0.

Title V Inspection Reports

842 Langen Road – Failed, standard letter will be sent

2301 Lunenburg Road – Pass

1357 North Main Street – Pass

161 Mill Street Ext. – Pass

8 Seven Bridge Road – Pass

142 Chase Hill Road – Pass

297 Parker Road – Pass

Report from Nashoba Associated Boards of Health Liaison, Bill Brookings

8 Turner Lane

Mr. Brookings stated that there is an existing four bedroom home with a 1 bedroom apartment on the property. There was a Title 5 completed in 1998 showing a 3 bedroom system, but the Title 5 had no permit with it. Mr. Brookings stated that the Assessors have the home as a four bedroom. The owner of the property needs to go to Zoning Board of Appeals for the accessory apartment that is located in the garage, and will need a letter from the Board of Health to include with the application. Mr. Brookings stated that he spoke to the owner and informed him that a five bedroom septic will need to be installed on the property or come and speak to the Board to request a deed restriction.

12 Brian Road

Mr. Brookings stated that an accessory two bedroom apartment is being added to the existing four bedrooms home. A second septic system is being added to accommodate the 6 bedrooms.

Mr. Dunn asked if there were any variances needed for the permit.

Mr. Brookings stated that there were not but suggested that a Title 5 be completed prior to inspections.

Mr. Dunn stated that prior to allowing Mr. Brookings to sign the building permit application a Title 5 must be completed.

There being no further business to come before the Board, the meeting was adjourned at 9:34 AM.

Respectfully submitted,

Heather Hampson, LBOH Office Manager