

TOWN OF LANCASTER  
BOARD OF HEALTH  
Lancaster Community Center  
August 16, 2017

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

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

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

**Minutes for Approval**

The Board reviewed the meeting minutes from the July 12, 2017 meeting.

**At 9:04 AM Mr. Richard Belanger made a motion to approve the minutes as amended. Mr. John Farnsworth seconded. No discussion. VOTE: 3-0-0.**

**Correspondence**

The Board reviewed the correspondence folder

**Discussion, Dunkin Donuts Building Permit**

Mr. Bill Brookings stated that he has signed the building permit application for the Dunkin Donuts on Lunenburg Road. Mr. Brookings stated that he called and spoke to DEP to confirm they had signed off on the water permit.

Mr. Brookings stated that a revised septic plan will be coming in for a minor change to the pressure valve.

**Discussion, Jones Crossing, Shared System**

There was no one present at the time of the discussion.

Mr. Brookings stated that the Board did give a verbal approval to begin work on the system but stated that he has not been called to do an inspection on the property.

**Housing Complaint 81 Whitcomb Ave**

Mr. Brookings stated that he placed the item on agenda for an update.

Chair Piazza stated that the owner came in to the last meeting and discussed the property with the Board and will be cleaning up the property as requested by the Board.

**Discussion – Housing Complaint, 32 Carter Street**

Mr. Brookings stated that he went by the property after the last Board of Health meeting and noticed the mattresses and furniture have been removed for the property as requested by the Board.

**Discussion – Housing Complaint, 52 Mill Street Extension**

Mr. Brookings stated that he has not received another complaint from the resident of the property regarding any bad odors and did not notice any when a housing inspection was completed last month.

**Discussion – Housing Complaints, 79C Prescott Street**

Mr. Brookings stated that he had received a letter from Les Aho at Atlantic Union College, owners of the property at 79C Prescott Street asking for more time to complete the housing items requested by the Board of Health.

Mr. Brookings stated that he will send a letter allowing for more time to complete the tasks requested but stating that no occupancy of the property until the Board has respected.

**Discussion, Prime Toyota**

Mr. Brookings that he has not heard any more information regarding the proposal for the use of grey water on site from DEP or Prime Toyota.

**Discussion, George Hill Road Complaint**

Chair Piazza stated that the Board of Health Office received a complaint from a resident on George Hill Road calling to complain about rats in his yard that he believed to be coming from Atlantic Union College.

Chair Piazza stated that he spoke to Les Aho at the college who called an exterminator to set up traps and inspect the buildings in the area.

**Permits**

**201 White Pond Road**

*Present: Mark Farrell, Greenhill Engineering, and abutters Randy and Alida Barry 207 White Pond Road.*

Mr. Mark Farrell stated that there is an existing two bedroom house on the property with a cess pool that has failed Title 5 Inspection. Mr. Farrell stated that the plan is to upgrade to a full Title 5 complaint 1500 gallon tank with a 1000 gallon pump chamber to pump to a leaching field. Mr. Farrell stated that due to the tight narrow lot, location of White pond and area septic systems and wells a few variances are requested for the upgrade.

Mr. Farrell stated that three variances are needed, the location to the property line, 10 feet is required the system will be six feet, 20 feet is required from a foundation the system will be six feet and 10 feet is required from the leaching field and the system will be six feet.

Abutter, Randy Berry from 207 White Pond Road expressed concern with runoff coming from the property on to his.

Mr. Farrell stated that the system is not raise and will be at the existing grade but would be happy to note on the plans that hay bales are required to be installed along the property line to ensure no runoff occurs during construction.

Chair Piazza asked Mr. Brookings if he had any concern or comments on the proposed upgrade.

Mr. Brookings stated that the proposed system is what is best for the site and has no concern with the proposed leaching field and offset to the property line. Mr. Brookings stated that proposed is better than the existing.

Mr. Berry still had some concerns with the proposed plan and wanted to know if there were any alternatives to the proposed.

Mr. Richard Belanger made a suggestion to allow Mr. Berry to have the septic plans reviewed by his engineer to see if there is alternative to Mr. Farrell's plan and have the Board meet on the project next Wednesday August 23, 2017.

Mr. Brookings stated that he had one other concern regarding the force main crossing an easement on 207 White Pond and wanted to ensure the easement allows for utilities or if it is just for the driveway.

Mr. Farrell stated that he is fine with continuing the discussion to the next meeting and will look into the language for the easement for the force main.

#### **114 Moffett Street**

Mr. Brookings stated the system failed a Title 5 inspection due to D-Box, and the permit is for that replacement.

The Board signed the permit

#### **840 Sterling Road**

Mr. Brookings stated that there had been no application for the address submitted at this time.

#### **Title 5 Inspections**

114 Moffett Street – Failed D-Box  
124 Chase Hill Road – Pass  
72 Fort Pond Road – Pass  
290 High Street Ext. – Pass

#### **Health Agent Mr. Bill Brookings Report**

None

There being no further business to come before the Board, the meeting was adjourned at 9:47 AM.

Respectfully submitted,  
Heather Hampson, LBOH Office Manager