

TOWN OF LANCASTER
BOARD OF HEALTH
Lancaster Community Center
September 6, 2017

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

Also Present: William Brookings, Agent, Nashoba Associated Boards of Health

There being a quorum present, the meeting was called to order at 9:09 AM.

Discussion, Jones Crossing, Shared Septic Systems

Present: Tyrone Jones, Developer

The Board is still waiting for execution of the tri-party agreement for the shared septic systems. Tyrone Jones will continue to follow up on this matter.

Dunkin' Donuts, 1474 Lunenburg Road, Revised Septic Plan

Bill Brookings reported that the construction has started. A revised septic plan is currently being reviewed.

Discussion, 20 Lawson Avenue, Septic System Relocation

This matter has been continued to the October 4, 2017 BOH meeting.

Discussion, 168 Mill Street Extension, Septic System Deed Restriction

Bill Brookings reported that the existing three-bedroom house, with a septic system sized for a three-bedroom dwelling, will be adding an accessory apartment over the garage. This plan will require a deed restriction to keep the home as a three-bedroom dwelling. The homeowner will follow up on securing the deed restriction.

Discussion, 24 Hunter Lane, Garbage Grinder

The Board issued a letter requesting that the garbage grinder be removed. The Board received notification that the grinder has been removed. NABH will send a letter to the homeowner closing out the matter.

Discussion, Coachlace Pond, Water Quality Report

Chair Piazza contacted Michael Beattie at the Department of Public Health on the matter. It was determined that there was no documentation of a water quality issue. There is no further action to be taken by the BOH.

Discussion, RFK Children's Action Corp., 220 Old Common Road, Housing Complaint

The BOH received a complaint regarding a possible bed bug infestation at the site. Chair Piazza spoke with Valerie Pain, Principal at RFK, who explained that an exterminator will be contacted to evaluate if such an infestation is present and report back to the BOH.

Discussion, 52 Mill Street Extension, Housing Complaint

There is no new information to report. The BOH considers the matter closed.

Discussion, 17 Paine Street, Housing Complaint

Chair Piazza reported that there is a new owner who is making considerable progress on cleaning up the property. He will be removing the pool and also making other site improvements. The BOH considers the matter to be closed.

Discussion, 28 Paine Street, Housing Complaint

Chair Piazza reported that the resident has numerous plastic bins piled up on the property, along with other trash and debris. The matter was reported to the Town's Outreach Coordinator, Marilyn Largey, who will look into the situation.

Discussion, 81 Whitcomb Avenue, Housing Complaint

Chair Piazza reported that there are ongoing issues with trash and debris piled up in the yard. The BOH will send a letter to the homeowner and request that they meet with the BOH at their next meeting on October 4, 2017.

Discussion, Tobacco Alliance Update

Joan Hamlett from the Tobacco Alliance did not attend the meeting. If necessary, this discussion will be rescheduled for a future BOH meeting.

Discussion, Lancaster Community Center Kitchen

Present:

Alexandra Turner, Lancaster Community Center Director

Maria Moreira, Executive Director of World Farmers, Inc.

Jesse Gill, World Farmers, Inc.

Bridgette Braley, Nashoba Associated Boards of Health

Alexandra Turner and Maria Moreira appeared before the Board to request certification for a commercial kitchen to be established at the Lancaster Community Center. The certification application has been completed and submitted to the Nashoba Associated Boards of Health on August 30, 2017.

Ms. Turner and Ms. Moreira explained that the World Farmers organization would like to set up a commercial kitchen for the farmers at Mentor Flats Farm to prepare and package their produce for delivery to market. The operation will consist of food washing, food cutting, and food packaging. They have received a sizeable grant from the MA Department of Agricultural Resources to outfit the kitchen with appliances and bring it up to the building and food codes for this type of operation.

Bridgette Braley of NABH stated that she would perform a final inspection when they are ready. She also reminded them that the MA Department of Public Health will need to inspect and license any wholesale operation(s) that will be run out of the facility.

There was no further discussion on the matter.

Permits

Continued Discussion, 201 White Pond Road, Septic System Permit

Present: Abutter Randy Barry, 207 White Pond Road

This discussion was continued from the August 23, 2017 Lancaster Board of Health meeting.

The Board reviewed the septic system upgrade design plan and variance request. Based on the information provided, the Board voted to approve the septic system installation permit and a variance to Lancaster Board of Health Regulations 6.2 and 6.6 (a) and (b).

As discussed at the August 23, 2017 BOH meeting, appropriate erosion controls must be in place along the property line for 207 White Pond Road prior to installation. Also, written documentation of the proper force main easement must be submitted to the Board for review prior to installation. The easement must be recorded in the deeds for 201 and 207 White Pond Road, and copies of the recordings submitted to the Board for review prior to installation. The easement must be shown on the septic system upgrade design plan as well.

There was no further discussion on the matter.

Gas Station/Convenience Store, 1424 Lunenburg Road, Septic Permit

The septic permit was signed by the Board.

Title 5 Inspection Reports

215 Bolton Road

Mr. Brookings stated that the Title 5 inspection passed.

Minutes for Approval

The minutes from the February 13, 2017 (Joint meeting of Planning Board, Board of Selectmen, Board of Health), August 16, 2017, and August 23, 2017 BOH meetings were tabled until the next BOH meeting on October 4, 2017.

General Business

The Board reviewed the correspondence folder.

New Business

Prime Toyota, 700 Old Union Turnpike, Underground Holding Tanks

Chair Piazza reported that Joe Rose, Facilities Manager for Prime Toyota, will contact DEP to secure a permit to install underground holding tanks for the water drained from the car wash facility.

60 Bolton Road, Rat Investigation

Kate Hannigan, resident at 60 Bolton Road, requested to continue this matter until the November 1, 2017 BOH meeting.

Report from Nashoba Associated Boards of Health Liaison, William Brookings

331 Bolton Station Road, Septic Permit

The Board signed Forms 9A and 9B for issuance of a variance for the septic system.

Adjourn

There being no further business before the Board, the meeting was adjourned at 11:00 AM.

Respectfully submitted,

Noreen Piazza, Planning Director