

TOWN OF LANCASTER  
BOARD OF HEALTH  
Prescott Building Nashaway Meeting Room  
October 3, 2018

Present: Stephen Piazza, Chair, John Farnsworth and John Ranieri

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

List of Documents:

- Agenda for October 3, 2018
- Pumping Records for 18 Old County Road
- Complaint Forms concerning 290 Neck Road
- BOH Issue Tracker
- Draft of Proposed Changes to the Board of Health Regulations-Article III Sewage Disposal Systems Regulations

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There being a quorum present, the meeting was called to order at 9:05 AM.

**Discussion**

**28 Paine Street**

Chairman Piazza informed the Board he went out for a site visit and he doesn't see any progress. He said he will talk to the Town Manager, Orlando Pacheco, Alex Turner, Marilyn Largey and the owner.

**John Farnsworth made a motion to authorize the Chairman to speak to the owner and find out what she needs for help to address this issue. John Ranieri seconded the motion. No discussion. VOTE: 3-0-0.**

**290 Neck Road Complaints**

*Present: Ryan Aldrich, Owner*

Chairman Piazza said the truck noise and the dust are the only complaints that are in the Board's purview. He said he performed a site visit and said the noise level doesn't hit any frequency or intensity. He said he would like to send an email to the Zoning Enforcement Officer stating the Board of Health has no issues with 290 Neck Road.

**95 Holiday Lane-Well Variance**-This was tabled until the next meeting.

**Abandoned Housing Initiative Update**

Chairman Piazza said he went to court on September 12, 2018 with Tara Ruttle from the Attorney General's Office for 60 Bolton Road, 15 Bolton Road and 366 Mill Street. The owners of 15 Bolton Road have made the repairs to correct the violations but the Board will still monitor. A receiver has been assigned to 60 Bolton Road. The judge has given the owners of 366 Mill Street an extension to October 31, 2018.

The next addresses on the Abandoned Housing Initiative spreadsheet are 84 Sterling Street and 2187 Main Street.

- 2 Neck Road -Chairman Piazza said he will be scheduling a site visit to address a complaint received.

#### **2372 North Main Street**

The Board reviewed an emailed update from the owner David Frasier stating he was going to sell the property.

#### **14 Beach Ave**

William Brooking said he performed a site inspection and the owner has removed the sink and the associated piping as requested and a letter will be sent to the Assessor so the property status can be changed to unbuildable.

#### **Blight Bylaw**

John Farnsworth said he knows of two towns working on a Blight Bylaw and will get the information to the Office Manager who will forward it to the other members. He said it is important to get a good working tool. This will be placed on the next agenda for discussion.

#### **Jones Crossing update**

There are no further updates at this time.

#### **Public Hearing Continued**

##### **State and Local Sewer Regulations**

At 10:00 AM Chairman Piazza read the public hearing notice into the record thereby convening the Public Hearing. The Board discussed the following changes to Article III Sewage Disposal Systems Regulations:

- Deleting § 303-9 Definitions (Maximum Groundwater Elevation)
- Deleting § 303-11 General Requirements (C) (4) and (L)
- §303-11 General Requirements (R) delete “such as to provide between it and the components listed in the following table not less than the distances stated” add compliant with Title 5.
- Delete the table in §303-11 General Requirements (S) (T) and (W) (1) and (2).

William Brookings said he tried to contact the Conservation Agent to discuss the proposed changes and was unsuccessful.

**At 10:05 AM John Farnsworth made a motion to close the hearing. John Ranieri seconded the motion. No discussion. VOTE: 3-0-0.**

**At 10:06 AM John Farnsworth made a motion to approve the new regulations with the changes as discussed previously. John Ranieri seconded the motion. No discussion. VOTE: 3-0-0.**

#### **Permits**

- 119 Moffett Street-Dbox-The Board signed the Sewage Disposal Works Construction Permit.

- White Pond Road-There was no plan received yet for this address.
- 1373 North Main Street-Propose new dwelling and system. They are requesting a variance for out of season testing. **John Farnsworth made a motion to approve the variance in anticipation of receipt of the variance letter and to allow the Board of Health Agent to proceed. John Ranieri seconded the motion. No discussion. VOTE: 3-0-0.**

#### **Title 5 Inspection Reports**

- 27/29 Mt Laurel Lane – failed/shared
- 2187 Main Street- Conditional Pass
- 493 White Pond Road – Pass
- 327 Ponakin Road – Fail-A letter will be sent to the owner informing them they have two years to upgrade.
- 71 South Meadow Road – Pass
- 479 White Pond Road – Pass-A letter will be sent to the owner concerning the garbage grinder.

#### **Tracker Status**

The Board went over the Issue Tracker spreadsheet. The Board discussed all pending complaints.

#### **Minutes**

This was passed over by the Board.

#### **General Business**

The Board circulated the correspondence folder. Chairman Piazza informed the Board he did a site inspection at 75 Langen Road after receiving a complaint by the owner of a potential septic issue. He said he checked the back yard and didn't see any issues or septic.

Board member John Ranieri informed the Board he is not available to attend the next scheduled Board of Health meeting. The Board discussed this further and decided to move their meeting to November 14<sup>th</sup>.

#### **Adjourn**

**John Farnsworth made a motion to adjourn; John Ranieri seconded. VOTE: 3-0-0.**

The meeting was adjourned at 10:50 AM.

Respectfully submitted,  
Debra Dennis, Lancaster Board of Health Office Manager