



TOWN OF LANCASTER
Board of Health

Tel: (978) 365-3326
Fax: (978) 368-4009

701 Main Street, Suite 6
Lancaster, MA 01523

Chapter 303 Board of Health Regulations

Article III Sewage Disposal Systems Regulations

§303-8 Authorization

The Commonwealth of Massachusetts State Environment Code, Title 5, shall be considered a minimum standard for the design and installation of sewage disposal systems. In addition, as authorized by MGL c.111, §§ 31 and 127, the Lancaster Board of Health has enacted the following supplementary regulations. Previous issues of Lancaster Board of Health regulations controlling the subsurface disposal of sewage are rescinded and superseded hereby.

§ 303-9 Definitions

The definitions in 310 CMR 15-002 shall apply except as modified or added to in this section:

AGENT

See "NABH"

AS-BUILT PLAN

A drawing as described in §303-11, of General requirements, Subsection C, prepared, signed, and stamped by a registered professional engineer, or registered sanitarian showing the system as constructed.

BOARD

LBOH OR Lancaster Board of Health.

LBOH

Lancaster Board of Health.

NABH

The Nashoba Associated Boards of Health; hereinafter referred to as the board's agent. A regional health district, of which Lancaster is a member, which acts as agent for the Lancaster Board of Health in matters including those pertaining to the implementation and enforcement of the provisions of 310 CMR 15.001 through 15.505 and MGL c.111,§ 27A.

§303-10, Administration

The Board reserves the right to exercise all authority and perform all functions assigned to, and normally exercised by, its agent.

§303-11. General requirements

- A. Application for a disposal works construction permit. An application for a disposal works construction permit for all installations and repairs of systems (hereinafter referred to as "permit") shall be filed with the Board's agent. A fee shall be paid to the Board's agent at the time of application.
- B. Application for lot inspection. An application for lot inspection shall be made by the Board's agent, and any fee required shall be paid to the Board's agent at that time. All field tests to be used as design basis for a system shall be conducted by a registered sanitarian, professional engineer or soil evaluator and shall be witnessed by the Board's agent. Inspection required during construction of a system shall be made by the Board's agent.
- C. Plans. The following information in addition to that required by 310 CMR 15-220, shall be provided on all plans and as-built plans. Plans for the construction of systems shall be prepared by a professional engineer or registered sanitarian and shall be submitted to the Board's agent and the Board.
 - (1) Any permit for a subsurface sewage disposal system must be accompanied by a locus map showing all proposed and existing wells and proposed and existing subsurface sewage disposal systems on the lot within 200 feet of the proposed well and the proposed subsurface sewage disposal system.
 - (2) If a proposed project contains more than four lots, the Board of Health requests that two master plans be submitted showing the lot lines, topography, proposed septic system, well and house locations, wetlands, surface water, drains, easements and floodplain information. These plans must be submitted prior to the submission of individual lot plans for approval. A site visit may also be required.
 - (3) No systems shall have sewage, disposal lines more than 100 feet long between the cellar wall and leaching area. The groundwater, soil, and bedrock conditions along proposed route of pipe, type of pipe and joints, locations and details of clean-outs and manholes will be required on the plan if a variance is applied for.
- D. Fill easement. No certificate of compliance shall be issued if fill associated with any component of the system extends onto an adjacent lot, or if the plan requires that fill associated with the reserve area extend into an adjacent lot, unless an appropriate easement is duly executed by the

owner of said lot and recorded and a copy of said easement is submitted to the Board's agent and the Board. The permit for a system requiring a fill easement shall state that requirement.

- E. Issuance of disposal works construction permit. After reviewing a plan the Board's agent shall prepare a permit and shall forward the permit to the Board. If the Board's agent approves the plan, the agent shall initial the permit. If the Board's agent does not approve the plan, the agent shall submit to the Board, with the permit, a written summary of the reasons for not approving the plan. At a scheduled meeting, the Board shall review the plan, the permit, and any other applicable documents and shall issue the permit by signing it or shall deny the permit and provide the applicant or the applicant's representative the reasons for the denial.
- F. Alterations. Alterations to wells, septic tanks, seepage pits, leaching trenches or other means of subsurface disposal shall not be constructed or installed until a permit has been first obtained from the Board of Health.
- G. Revocation. The Board reserves the right to revoke any approval, permit, or certificate of compliance which is found to be based on incorrect, incomplete, or misleading information. If unanticipated conditions encountered during the construction necessitate deviations from the approved plan, it shall be the responsibility of the applicant to request prior approval for such deviations from the Board's agent or the Board.
- H. Connection to a common sanitary sewer. Individual sewage disposal systems or other means of on-site sewage disposal shall not be approved where connection to a common sanitary sewer is feasible on the property to be served and where permission to enter such a sewer can be obtained from the authority having jurisdiction over it.
- I. Water treatment plants. The Lancaster Board of Health will not issue applications for permits for non-municipality owned sewage collection, treatment and disposal systems, to serve two or more detached single-family residences.
- J. Field tests. The results of all field tests performed in the vicinity of a proposed or existing system, including the reserve leaching area, shall be provided to the Board's agent and the Board on the plan or on sheets referenced to and attached to the plan and certified by the engineer.
- K. Deep hole tests. At least two deep test holes shall be located within the proposed primary leaching area, and at least two deep test holes shall be located within the proposed reserve leaching area. The number and location of deep test holes shall provide reasonable assurance of the range of soil conditions. The Board's agent may require additional test holes.
- L. Fill limitations. Subsurface sewage disposal systems shall not be constructed in fill which is to be placed directly on or near ledge, hardpan, or other impervious materials or in any area where

peat is present or when the groundwater level is two feet or less below natural grade surface. A depth of at least four feet of pervious material (determined by a percolation test) in natural soil shall be maintained below the bottom of the leaching area. Soils will be observed to a depth of at least four feet below the bottom of the proposed leaching and expansion areas to prepare a soils log of the soils.

M. Percolation tests.

(1) At least one percolation test shall be located within the primary leaching area, and at least one percolation test shall be located within the reserve area. Additional percolation tests may be required by the Board's agent to determine the vertical and/or lateral variations in soil conditions. Percolation tests shall not be performed in deep test holes. The results of all percolation tests performed on a lot, in or near the area of the system, shall be presented in the plan.

(2) A leaching facility shall not be closer than 25 feet to a failing percolation test unless a passing percolation test has been proven between the leaching facility and the failing percolation test.

N. Restoration. Deep test holes and holes for percolation tests shall be filled in immediately after completion of lot inspection by the Board's agent.

O. System design criteria. All information related to and necessary for the design or repair of a system shall be included on the plan.

P. Perimeter drain. Perimeter drains shall be gravity flow only; no pumped drain system shall be allowed. The effectiveness of a perimeter drain system in lowering the maximum groundwater elevation shall be determined by deep test holes or monitoring wells as described in Subsection K.

Q. Distances. The locations of the disposal facilities shall be compliant with Title 5.

R. Garbage disposal units/grinders. Garbage disposal units are not allowed in any dwelling where a septic tank or individual sewage system is installed, unless specifically included in the design of the subsurface sewage disposal system.

S. Office and industrial buildings. Sewage disposal design must be based on the square footage of the building rather than the number of employees.

T. Shared systems.

- (1) An individual sewage disposal system and all connecting sewer lines shall be installed on the same lot as the facility(ies) discharging sewage into said system.
- (2) Shared systems will only be approved if each individual lot proposed to use such systems can support a subsurface sewage disposal system which can meet the requirements of Title 5 and local regulations without variance. The area proposed which could support a subsurface sewage disposal system on each lot shall not be used for any other purpose.

U. Alternative systems.

- (1) The Board of Health may establish any special conditions necessary to ensure adequate protection of public health and safety and the environment, and to ensure appropriate evaluation inspections, maintenance repairs and replacement. Such conditions may include, without limitation:
 - (a) Specifications of site effluent characteristics.
 - (b) Flow limitations.
 - (c) Monitoring.
 - (d) Inspection maintenance.
 - (e) Testing.
 - (f) Reporting requirements; a requirement that a certified operator operate the system.
 - (g) Financial assurance mechanisms.
- (2) The Board of Health may also specify changes or modifications of requirements otherwise applicable to conventional systems and that are appropriate for use of alternative systems. Prior to the approval of an alternative system for new construction, the applicant must demonstrate that the lot can support a subsurface sewage disposal system meeting Title 5 and Lancaster Board of Health regulations without a variance. The area proposed which could support a subsurface sewage disposal system on each lot shall not be used for any other purpose.

V: Effective Date:

This regulation was amended on October 3, 2018 and shall take effect October 3, 2018.

Approved on October 3, 2018

Board of Health Members:


Stephen Piazza, Chairman


John Farnsworth


John Ranieri