

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, April 3, 2023

The Board of Health met at 7:00 pm at the Ritter Memorial Building

Members Present: George Emond, Perry Jewell, Paul Fortin and Evan Watters

MINUTES APPROVED

March 20, 2023

On motion by Fortin and second by Waters, the above minutes were approved. All in favor.

493 WEST STREET

Dan Proctor met with the board on behalf of the owner. This system is in failure and in the groundwater. The house is connected to public water. Soil testing was completed and an area was found for the installation of a replacement system, however, the water table was so high a perc test could not be conducted. The site is challenging in that it has very high seasonal ground water and limited areas of the required 4 feet of pervious soil.

This matter has previously been before the board. What is being requested now is a reduction in groundwater from 4 feet to 3 feet and inlet and outlet pipe reduction. This is due to the seasonal high ground water and to make the installation of the system more affordable. This property will require a three bedroom deed restriction and the destruction of the on-site existing well.

After discussion, and on motion by Jewell and second by Watters, the board voted to approve the requested variances with the condition of a three bedroom deed restriction and destruction of the existing well. All in favor.

134 HOLLIS ROAD

Dan Proctor met with the board on behalf of the owner. This system would fail a Title 5 inspection due to high seasonal ground water.

Mr. Proctor stated that they dug 11 test holes, all ledge, no workable materials. A very shallow depth to bedrock was found throughout the site. Without the minimum soil requirements, a sewage disposal system could not be designed. The applicant is proposing to install a tight tank.

Title 5 Regulations require the board to approve the use of a tight tank before they can move forward. In addition, the approval letter from the Board of Health must be recorded on the deed of the property.

After discussion and on motion by Watters and second by Fortin, the board voted to approve the use of a tight tank on the above property. All in favor.

Once the design plan is approved by Agent Jim Garreffo, a maintenance plan needs to be in place, and deed restriction for the tight tank, as well as a deed restriction for a three bedroom dwelling

398 SUNSET LANE

This residence on the property was a tear down/rebuild. A new well was required prior to moving forward with new construction on the lot. There is also an old point well on the property. The owner is requesting retaining the old point well for irrigation purposes.

The old point well would need to be totally disconnected from the house. The point well can only be used for irrigation purposes. There will need to be a deed notation that the point well is only for irrigation purposes.

After discussion and on motion by Fortin and seconded by Jewell, the board voted to approve the use of the point well for irrigation purposes. All in favor.

Having no further matters before the board and on motion Fortin and seconded by Watters, the meeting was adjourned at 8:10 pm, all in favor.