

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, July 17, 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

May 15, 2023

June 5, 2023

Motion by Jewell and second by Watters to approve minutes. All in favor

131 ISLAND ROAD

Doug Smith met with the board on behalf of the owner. Also present were Michael Koneko and Toshiaki Kanek, abutters. The current system on the property is in failure. The lot is small with the lake behind it and a well on the property across the street, which is within 100 feet of the leaching area. This property is connected to public water.

Due to the site restrictions, a well variance is needed to the neighboring well from 100 feet to 72 feet. The proposed system is more compliant with Title 5 than what is currently existing.

After discussion and input from the abutter, motion by Jewell and second by Watters to approve the variance conditioned upon the abutter's well being tested and the recording of a two bedroom deed restriction. All in favor.

1074 LANCASTER AVENUE

Jack Maloney met with the board on behalf of the owner. The system at this property is in failure. This site is very small, wetlands (pond behind) and a number of wells. The sewage disposal system to the left was recently upgraded to a tight tank. The alternative to the proposed system would be a tight tank. The proposed system is far superior to the system presently on the lot.

What is being proposed is the use of Singulair treatment septic tank and a GeoMat leaching field, which will be pressure dosed. This design maximizes the required offsets from wells, wetlands and property lines.

Variances requested:

Offsets to neighboring wells:	100 feet to 67.1 feet
	100 feet to 62.7 feet
	100 feet to 77 feet
Wetlands:	100 feet to 50 feet
Cellar wall:	20 feet to 6.5 feet

Property lines: 10 feet to 2.0 feet (Tank)
10 feet to 2.8 feet (Pump Chamber)

Use of a Sieve Analysis

Reduction of 25% in the required S.A.S.design requirements. Required: 600 SF to 503 SF

Reduction in Inlet and Outlet less than 12" due to house plumbing

No deep Hole

After discussion and on motion Watters and second my Fortin, the variances were approved with the requirement of a maintenance agreement for the tank. All in favor.

222 HOLLIS ROAD

Chris MacKenzie met with the board of behalf of the owner. This system is in failure. Because of the location of the driveway, well and wetlands the space available for the placement of the system is reduced. The perc rate on this property is 30 MPI.

Variances requested:

Offset to property line: 10 feet to 8 feet
Offset to Groundwater: 4 feet to 3 feet
Offset to wetland 100 feet to 59 feet
Sieve Analysis

There is a question of whether or not there is a required abutter notification, which was not done. The Board allowed this hearing to go forward however, should that notification be required this matter will require rehearing.

After discussion and on motion by Jewell and second by Fortin the variances were approved. All in favor.

Having no further matters before the board and on motion by Fortin and seconded by Watters, the meeting was adjourned at 8:15 pm, all in favor.