

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, August 17, 2026

The Board of Health met at 4:30 pm at the Ritter Memorial Building

Members Present: Perry Jewell, Lorraine Rudd, Nick Pirro and Paul Fortin

MINUTES APPROVED

July 20, 2026

On motion by Fortin and second by Jewell the minutes were approved. All in favor.

165 GILCHREST

In March of 2023 a resident was interested in obtaining a Residential Kitchen License which allows jellies and jams and bread to be prepared in a residence. The permit came to the board for approval because Nashoba believes that this type of permit is disallowed under Title 5. At the time, A. Schnepf spoke with James Laughlin who stated that there was nothing in Title 5 to disallow a Residential Kitchen License on a septic system and it was to go to the Board of Health for approval. The license was approved and has been renewed yearly. At that time the Board wanted all Residential Kitchen Licenses to come to the local board for approval.

Recently a resident asked about obtaining a Residential Kitchen License. They were directed to Nashoba who, according to the resident, were told the Residential Licenses were not issued to addresses with septic systems.

J. Garreff, Director of Nashoba, was present and asked for direction on issuing these permits. N. Pirro stated that the Board is in favor of continuing to issue these licenses with all the proper paperwork and inspections. Moving forward residents can continue to apply for a Residential Kitchen License in Lunenburg to be approved by the board after completing all the necessary steps.

143 ISLAND ROAD

Evan Carloni met with the board on behalf of the owner. This system is in failure. The property is being connected to public water with the existing well being decommissioned. This is a small lakefront lot with sand and gravel soils. The original septic permit is silent on the number of bedrooms. The proposed system is an improvement over the current system. The system will be raised slightly.

Variances requested are:

Groundwater offset: 5 feet to 4 feet
Offset to wetlands: 100 feet to 26 feet
Offset to cellar wall: 20 feet to 10 feet
Only 1 deep hole
Use of a sieve analysis
Distance between component and water line

Use of IA System

After discussion, motion made by Fortin and second by Jewell to approve the variances with the house being deemed a 3 bedroom house. All in favor.

719 FLAT HILL ROAD

A request was made for the use of an IA system at the above address. It is the only local variance requested.

After discussion and motion by Fortin and second by Rudd, the request was approved. All in favor.

230 S. ROW ROAD

A request was made for the use of an IA system at the above address. It is the only local variance requested.

After discussion and motion by Fortin and second by Rudd, the request was approved. All in favor.

17 BUTTONWOOD

Dan Proctor met with the board on behalf of the owner. This system is likely in failure with sandy loan soils and groundwater at 42 inched. A Presby System is proposed with the proposed system being an improvement over the existing system. All the surrounding lots are served by public water.

Variances requested:

Groundwater offset from 4 feet to 3 feet

Depth of naturally occurring pervious material from 4 feet to 2.5 feet

IA System

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

568 MASS AVENUE

Dan Proctor met with the board of behalf of the owner. This system is likely in failure. This is a small lot with high groundwater and the site for the new system is very limited. A Geomat system is proposed.

Variances requested:

Groundwater offset from 4 feet to 2 feet

Inlet and outlet tees

Only 1 deep hole

Offset to cellar wall – 20 feet to 11 feet

After discussion and on motion by Fortin and second by Rudd the variances were approved with the inclusion of a monolithic and booted tank. All in favor.

27 FIRE ROAD 15A

Steven Bean, owner, met with the board. This is a unique property that has three small cottages and 3 separate well. There is a 4 bedroom septic system currently on the property.

What is being proposed is demolishing one of the cottages and building a new 2 bedroom home. The remaining cottages would have 1 bedroom each. One of the three wells would provide water for the new structure. Because of the uniqueness of the property, overall the combined structures have 4 bedrooms but have 11 rooms total, above that allowable number of rooms with a 4 bedroom septic. Mr. Bean is requesting a deed restriction on the property of 4 bedrooms with 11 rooms total.

On motion by Fortin and second by Rudd, the above the deed restriction was approved. All in favor.

Member of the Food Pantry was well as Dan Proctor asked for time with the board. They stated that they would be before the Selectboard the following evening to secure use of 30 School Street as a temporary location for the food pantry. Members of the board stated that money had been allocated for the repair of the septic system, which would happen once other pieces fell into place.

Having no further business, the meeting adjourned at 6:30 pm