

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
Monday, September 21, 2026

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

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

MINUTES APPROVED

None

14 ASPLUND

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

230 S. ROW ROAD

Continued to October 5, 2026 at 4:30 pm

27 FIRE ROAD 15A

Steve Bean, owner, met with the board. Mr. Bean is tearing down a cottage and building a new 2 bedroom home and using the existing well from the cottage. Although there are regulations for new wells, there is a gap in regulations for existing wells. There are no records for the existing well. Prior to signing off on the building permit for the new home, the water must be proved potable. Mr. Bean sampled and tested the water and provided the results. The water sample meets the Primary Standards set forth by the Massachusetts Department of Environmental Protection and the LBOH well Regulations for a potable source of water. Additionally, the Sodium levels exceed the Massachusetts Guidelines for individuals on a low/restricted sodium diet.

After discussion and on motion by Pirro and second by Jewell, the board accepted the water test results as potable. All in favor.

757 CHASE ROAD

Frank McPartlan of Dillis and Roy met with the board on behalf of the owner. This was continued from July 20th. The owner is requesting to retain the 2nd well on the property for an irrigation/fire suppression purpose. Initially the request also include the use of car washing but the owner does not want to install the required tank. This became the second well on the property when a new Zone 1 well was drilled.

This property is to be redesigned and rebuilt within the next year. Currently there is no need for either an irrigation well (there is nothing to irrigate) and the fire suppression system will not be needed until the new building is completed.

After discussion, and on motion by Jewell and second by Fortin, the board voted to allow the 2nd well to exist on the property, completely disconnected from service and when there is a time that there is a use for the well after construction is complete, to come back to the board for discussion. All in favor.

30 SCHOOL STREET

This is the old Primary School Property. The system on this property was approximately 6 years old when the New School opened. The decision was made when the school was demolished to not decommission the septic system so it could be used for a future use.

Currently the Food Pantry is looking for a temporary location. The board voted to allow up to \$50,000 from the grant fund to be used to bring the septic system back up to working. This is large system that was installed to service the prior school. The Food Pantry has very small sanitary needs and are asking for a change in use for the septic system to a civic and or community use and approval of the site plan before the Planning Board.

On motion by Fortin and second by Rudd, the change in use and site plan approval approved. All in favor.

141 PLEASANT STREET

Bob Proctor met with the board on behalf of the owner. This system on this property is in failure. High groundwater is at 20 inches. Due to the small size of the property, high groundwater and wetlands, a Presby system is proposed.

Variances requested are:

Use of an I/A System
Reduction in distance to cellar wall 20 feet to 11 feet
Offset to wetlands 50 feet to 25 feet
The use of sieve analysis

This proposed system is not within 100 feet of any wells and does not utilize a groundwater offset.

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

Having no further business, the meeting adjourned at 6:15 pm