

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
May 20, 2013

The meeting was opened at 7:00 PM by Chairman George Emond at the Ritter Memorial Building

Present: George Emond, David Shea, Perry Jewell, Jack Rabbit and Dave Passios. Also present, Bob Ebersole, Selectmen

MINUTES APPROVED:

None

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

43 Hemlock Terrace
1389 Robbs Hill Road
138 Beal Street
38 Oak Street

SEPTIC PERMITS SIGNED:

311 Pleasant Street

Re-Organization of the Board

Motion made by Dave Passios to continue with the board and officers as in our previous year, second by Rabbitt, all in favor.

George Emond, Chairman
Perry Jewell, Vice-Chairman
Dave Shea - Clerk

ARO ESTATES

The results of the soil testing was received by Agent Jim Garreff. Any compounds found were within acceptable limits. Chairman George Emond signed the Demolition Permit Application on behalf of the Board of Heath.

189 WILDWOOD ROAD

The Board received a last minute request for a further continuance from the proponents until June 3, 2013 at 7:00 pm.

An abutter and two other area residents were unaware of the continuance and requested permission to comment on the issue.

Courtney Zivojinovic, an abutter, Mr. Phil Moore, and Jerry Croto, concerned area residents, were unaware of the continuance and who came to observe the hearing and make comments asked to be heard for the record nonetheless, which request was allowed by the Board.

Mr. Zivojinovic asked who would be responsible if something happens to his yard as a result of this variance being approved and a residence being constructed on this lot? Chairman Emond stated that no decision on this variance has been made. Dave Shea stated asked if Mr. Zivojinovic has looked at the 100 year storm plan. This situation is unpredictable and it would be hard to determine if something happened how would be at fault.

Mr. Moore stated that he feels that 100 year storm plan is no longer appropriate that our weather is changing and becoming more dramatic. He stated that if this variance is approved there will be construction on very wet property and he is concerned as to where the displaced water is going to flow, in this case downhill and toward the existing houses. Mr. Moore asked that the board be very conservative in their decision making and keep in mind how the development of this lot will affect the existing, surrounding properties. Mr. Moore suggested that a tight tank might be appropriate in this case.

CAMP DAVID

Discussion on this matter was continued until June 3, 2013

311 PLEASANT STREET

Shawn and Katie Collette met with the Board, the prospective new owners of this property. Mr. Colette stated that this is a bank owned property and the Collette's mortgage lender is requiring the septic system be repaired prior to closing. Variances being requested are the use of a sieve analysis as well as a reduction in groundwater offset from four feet to three feet.

After discussion and on motion by Shea and second by Jewell, the board approved the variances. All in favor.

551 GOODRICH STREET

The owner of the property met with the board with regard to adding a restroom in the basement of his home. Research done by Administrative Assistant Andrea Schnepf as well as agent Jim Garreffi determined that there is currently a 3 bedroom septic permit on this house and a possibility of 4 bedrooms in the house according to local regulations.

At the very least, a 1,500 gallon septic tank would have to be installed in order to bring the system up to code and add the additional rest room.

After discussion, the board voted to sign the building permit for the addition of the restroom with the requirement that a 3 bedroom deed restrict be place on the property.

On motion by Jewell and second by Shea, the permit was signed.

SHADY POINT BEACH AND CAMPGROUND

The Board reviewed and unanimously approved the annual request for the use of portable facilities at Shady Point Campground.

Meeting adjourned 8:10 PM.