

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
September 16, 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 Rabbitt and Dave Passios. Also present, Bob Ebersole, Selectman

MINUTES APPROVED:

July 15, 2013

August 19, 2013

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

644 Northfield Road

811 Chase Road

108 Sunnyhill Road

SEPTIC PERMITS SIGNED:

138 Beal Street

340 NW Townsend Road

305 Leominster Shirley Road

811 Chase Road

163 ISLAND ROAD

Nick Pauling of GPR together with owner Joe Levine met with the board. This system is in failure. The intent is to tear down the existing structure and replace it with a new three (3) bedroom home. This property has a high perc rate of 15 minutes per inch and a small lot. A JET I/A system is being proposed to reduce the groundwater offset for the leaching areas as well as a reduction in the leaching area size. The secondary treatment component of the JET unit takes the place of a conventional septic tank but provides a better effluent quality prior to discharge in the leaching area.

Mr. Pauling is requesting a reduction in groundwater offset from four feet to two feet [310 CMR 15.284 11.5(b) and Lunenburg Regulations Article IV, Section 4(a)], a reduction in the required twelve inch separation between the inlet and outlet tee [310 CMR 15.405(1)(j) and an increase in the maximum allowable depth of a system component from thirty –six inches to seventy-two inches [310 CMR 15.284 11.5(b).

Agent Jim Garreffi stated that he is not in favor of the reduction in cover (soils) over the tanks due to the fact that at the increased depth, the tanks would be sitting in groundwater. Mr. Emond stated that over time, the groundwater could weaken the tank structure and decrease the life of the septic system. Mr. Garreffi has requested that the tanks be moved to the rear of the current structure.

Owner, Joe Levine, stated that he does not want the tanks moved from their current location due to the topography of the lot and aesthetics for the new home.

It was suggested by Mr. Pauling that an injector pump be used which would allow the tanks to be raised. Mr. Pauling also stated that Mr. Garreffi had not had an opportunity to see the revised plan that he currently was discussing with the board.

After discussion, the board members indicated that they would be open to the use of an injector pump which would allow the tanks to remain in their current location, however, inasmuch as Agent Jim Garreffi has not had an opportunity to review the current plan, the board continued this matter until their next meeting on October 7th at 7:00 pm.

31 PARMENTER ROAD

Roland Leger met with the board on behalf of his mother, the owner of the property. The well serving this property ran dry. An application was submitted to Agent Jim Garreffi with a sketch for the new well location. Agent Garreffi met with the owner and well driller to verify the location for the new well. Mr. Garreffi also reviewed plans for locations of abutting septic systems.

In order to maintain the 100 foot distance from abutting septic systems, it was necessary to place the well ten feet from the property line and five feet from the road which is closer to the property line than is noted in Lunenburg Well Regulation 4.1. This well has been drilled due to the emergency nature.

After discussion and on Motion by Jewell and second by Rabbitt, the variance for offset to property lines was approved. All in favor.

380 SUNSET LANE

Anthony Cleaves met with the board on behalf of the owner. Also present was Mr. Arthur Burke, owner of 376 Sunset Lane. At his last meeting with the board a site for a new well was discussed and approved. Since that time, a secondary well site has been located on the other side

of the property. Mr. Burke stated that he has some concerns with the original well site and its proximity to his property line and his well.

Due to the site conditions (narrow lot, wetlands and steep slope) both the original well location and the secondary well location are appropriate locations due to the location of the proposed new septic system on this lot as well as the surrounding lots [Lunenburg Well Regulation 4.1].

After discussion and on Motion by Jewell and second by Passios the two possible well locations were approved. The final location being determined after Mr. Cleaves meets with the Conservation Commission. All in favor.

376 SUNSET LANE

Anthony Cleaves, together with Arthur Burke met with the board to discuss the possibility of drilling a new well on Mr. Burke's lot at the same time as the new well was being drilled on the abutting well at 380 Sunset Lane. Mr. Burke has not made a final decision on whether or not he will be drilling a new well but wishes to be prepared if he decides to do so.

What is being proposed is a new well in the same general location as the existing well. What is being requested is a reduction in the offset to property line from 50 feet to 6 feet running parallel to the 380 Sunset Lane property line and no further than 10 feet southeast from the present location of the well as shown on the plan presented to the board [Lunenburg Well Regulation 4.1].

After discussion and on Motion by Rabbit and second by Shea, the variance to property line was approved. All in favor.

Having no other business before the board, meeting adjourned at 8:30 pm.