

**LUNENBURG BOARD OF HEALTH
MEETING MINUTES
December 1, 2014**

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

Present: George Emond, Dave Shea, Perry Jewell and Dave Passios

MINUTES APPROVED:

November 3, 2014

November 17, 2014

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

47 Highland Street
918 Chase Road

500 Holman Street

SEPTIC PERMITS SIGNED:

14 Broadmeadow Drive
754 West Street

591 TOWNSEND HARBOR ROAD

The property owner, Lee Brogdan met with the board to discuss finishing the space over his garage. Mr. Brogdan is also proposing a half bath and utility kitchen. Mr. Brogdan has an existing septic permit for a three bedroom home. This property currently has three bedrooms. The space over the garage is connected to the residence through the kitchen.

Chairman, Emond advised that in finishing this space, it would be a fourth bedroom by Title V definition. An addition with a utility kitchen and bathroom would create a situation where the space could become an in-law apartment.

After discussion, the board advised that Mr. Brogdan can consolidate existing bedrooms and add the space over the garage or he can increase the size of this septic system to allow for the additional bedroom.

Mr. Brogdan advised that he will research his options and come back to the board when he is ready.

754 WEST STREET

This septic system on this property is in failure. This site has a high water table. Because of the lot configuration, it would be difficult to comply with a four foot offset to groundwater. What is being proposed is a three foot offset to groundwater.

After discussion and on motion by Shea and second by Passios, the variance was approved. All in favor.

14 BROADMEADOW DRIVE

Jay Beiry and Doug Smith met with the board of behalf of the owner. This site has a failed title 5. Due to the location of the plumbing in the home as well as the location of the house on the lot, it is not feasible to place the system in either the rear or front of the house. A Presby system is being proposed with a variance request on offset to groundwater from 4 feet to 3 feet. In addition, a variance is required from the foundation to the leach field from 20 feet to 15.5 feet.

After discussion and on motion by Passios and second by Shea, the variances were approved.

425 LEOMINSTER ROAD

Mike Hayes, owner of the property, met with the board. Mr. Hayes is adding a garage on his property and would like to finish the space above. Access to this space, if finished, would be through the garage only. The house has a three bedroom septic permit and currently has three bedrooms.

Chairman, Emond advised that in finishing this space, it would qualify as a fourth bedroom as defined by Title V. After discussion, the board suggested that Mr. Hayes explore the feasibility of expanding his system to accommodate a fourth bedroom.

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

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