

**LUNENBURG BOARD OF HEALTH**  
**MEETING MINUTES**  
***Monday, May 5, 2025***

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

Members Present: Perry Jewell, Paul Fortin and Matt Proctor,

**MINUTES APPROVED**

March 17, 2025 and April 7, 2025 on motion by Fortin and second by Proctor, the minutes were approved.

**52 BIRCH ISLAND WAY**

Dan Proctor met with the board on behalf of the owner. This system is in failure. This is a small lot with gravelly soils and is served by public water. There are no other options for a replacement system

Variances requested: Offset to foundation from 10 feet to 5 feet  
Offset to wetland from 50 feet to 18 feet  
Two deep holes – no land available for deep hole  
Use of an IA system

A Geomat system with a Singular tank is being proposed. The will enhance nitrogen removal from the effluent. This system will require a maintenance agreement.

After discussion and on motion by Fortin and second by Proctor, the variances were approved to include a 2 year maintenance agreement. All in favor.

**RUBBISH REGULATIONS**

The Lunenburg Board of Health Rubbish regulations were created at the time the Lunenburg landfill was closed and Lunenburg moved to rubbish collection. The spirit of the regulations was to oversee residents home waste and recycling.

There has been a change in the way Lunenburg now handles building permits as they have moved to an online program. The application is now capturing construction waste which was not the intent of the Rubbish Regulations. Construction waste falls within the building code. To that end

On motion by Proctor and second by Fortin the board voted to have the Lunenburg rubbish regulation pertain only to household waste. All in favor.

**TOWN COUNSEL OPEN HOURS**

On motion by Fortin and second by Proctor, the board voted to allow Nashoba Agent Cara Olejarz access to Town Council open hours when necessary. All in favor.

### **142 WHITE STREET**

Nashoba Agent Cara Olejarz provided an update.

The was an in-person hearing on Friday. At this point in time we are at a stalemate with regard to interior repairs. The owner is having difficulty gaining access to finish repairs. Counsel has tried to intervene. There was discussion about filing an injunction to gain access but it was not felt that that would be appropriate at this time.

### **110 BURRAGE STREET**

The developer's response to our denial did not answer any of the board's questions nor did they provide any further information. Andrea Schnepf will make arrangement to sign up for counsel hours to discuss this matter.

### **SHADY POINTE CAMP GROUND**

Shady Pointe Campground submitted their annual request for porta potties based on previous volumes.

On motion by Proctor and second by Fortin, the request was approved. All in favor.

Having no further matters before the board and on motion by Proctor and seconded by Fortin, the meeting was adjourned at 6:15 pm, all in favor.