

BOARD OF HEALTH MEETING

August 2, 2016: Minutes

Members Present: Patricia Bergeron, William White

Members Absent: James Butterick

Others Present: Ade Solarin-Health Agent, Katie and Jason Forend, Gary Ben David, Chris Alley, Ted Vangeryen, and Alexandra Kral

APPOINTMENTS:

10:30: Minute approval for 7/19/2016 meeting

Member White motioned to approve minutes for 7/19/2016.

Motion was unanimously approved.

10:35: Review with a Health Agent

Health agent reviewed the agenda with the Board of Health and suggested to proceed to the next appointment.

10:40: 19 Pond View Drive M 22 P 125

Mr. Forend would like to appeal Health Agents denial of septic plan for the property stated above

- **Health Agent:** This property is partially located in Lagoon Pond DCPC. In 2014 a six bedroom septic system application was approved for the above mentioned lot based on the fact that septic system will be located outside of Lagoon Pond DCPC part of the property. That application is still valid but the permit has not been issued. Recently we received a revised application for a 5 bedrooms septic system. I denied the proposed revised application based on the existing DCPC regulation stating that maximum of three bedrooms can be built on existing unbuilt lots less than 45,000 sq.f located within Lagoon Pond DCPC. My understanding is that regulation will apply to the whole lot even if only part of it located within Lagoon Pond District. Currently there is an approved permit and application for a proposed 3 bedroom septic system for 19 Pond View Dr.
- **Gary BenDavid:** Unfortunately, that regulation is unclear for properties like this that are only partially located within Lagoon Pond District. At this moment we are proposing to locate a 5 bedroom septic system and main house on the part of the property outside of Lagoon Pond DCPC. In the future Mr. and Mrs. Forend would like to use Lagoon Pond DCPC part of their property which comes up to 16,000 sq.f. for a one bedroom guest house that would be tied into existing septic. DCPC regulation states that new construction will be limited to 1(one) bedroom per 15,000 square feet of total lot area.
- **Health Agent:** I recommend that the Board of Health should seek Town Council's guidance on this issue.

*Member White motioned to seek Town Council's guidance on this matter.
Motions were unanimously approved.*

10:50: 117 County Road M. 12 P.64

Ms. Brown is seeking permission to make her house a 2 bedroom house and to create a 1 bedroom lot

- **Health Agent:** We have not received Towns Council's opinion on that matter yet. I would advise Board of Health Members to postpone this appointment to the next meeting on August 16th 2016.

*Member White motioned to to postpone this appointment to the next meeting on August 16th 2016.
Motion was unanimously approved.*

11:00: 90 Forest Avenue M. 22 P.41.1

Zone II violation: Lot can only have a one bedroom sewage disposal system according to 105 CMR 310

- **Health Agent:** During previous meeting Mr. Vangeryen was advised to obtain written statement from Brian Dudley regarding regulations on installation of septic system with more than one bedroom capacity in Zone 2 for 11,000 sq.f lot. We received a revised septic plan for a one bedroom septic system. It is currently under the review. However, I noticed that the variance request for a one-bedroom septic system is not on the plan and the revised septic system application was not turned in.
- **Member White:** If Mr. Vangeryen submitted a new plan for one bedroom septic we no longer require written statement from Mr. Dudley.
- **Member Bergeron:** Mr. Vangeryen please fill out a septic application. Revision fee will be waived.
- **Chris Alley:** I can amend plan to include variance request right away.
- **Health Agent:** I'm not a fan of handwritten modifications on septic plans. Anyone can write on a plan to modify it.
- **Member Bergeron:** Board of Health Members will sign off next to the handwritten variance request as a proof of its legitimacy.

*Member White motioned to approve requested variance for 90 Forest Avenue pending approval of septic plan and application by Health Agent.
Motion was unanimously approved.*

Member White: Motioned to adjourned

Respectfully submitted by,
Alexandra Kral, Administrative Assistant