

BOARD OF HEALTH MINUTES

12/12/23 Minutes approved at the 1/9/24 Meeting via Zoom

Meeting Held via Zoom on December 12, 2023 at 6:00 PM

Members Present: Chris Rogers, Chair; Wendy Karlon, Member; Chris Slade, Member

Also Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health and Kristen Zina, Health and Permitting Assistant

Chris Rogers makes motion to approve minutes for 10/24/23, C.Slade 2nd

Chris Rogers makes motion to approve minutes for 11/14/23, C.Slade 2nd

6:00pm WORKING SESSION

Minutes approval, Mail Review, Building Permit Approvals, Septic Permits, Well Reports, Inspection Reports

Hearing

6:15pm – 711-713 Main Street

- Variance to CMR 310 15.029 Construction of Wells Near Existing Systems
- The plan is shared and variances reviewed.

310 CMR 15.000 Title 5 Variance Request

15.029 Construction of Wells Near Existing Systems

- A private water supply well is proposed within 100', but greater than 50', from a soil absorption system.

310 CMR 15.000 Title 5 Local Upgrade Approval Requests

15.405(1)(a) Reduction of a system location setbacks from property lines 10' required

- 15' provided from proposed Presby soil absorption system to the front lot line, 3.8' provided from potential conventional system

15.405(1)(b) Reduction of a system location setbacks from slab foundations 10' required

- 7.2' provided from proposed Presby soil absorption system to the barn, 3.8' provided from potential conventional system.

15.405(1)(b) Reduction of a system location setbacks from cellar wall 20' required

- 10.4' provided from proposed Presby soil absorption system to the existing cellar wall, 10.4' provided from potential conventional system.

15.405(1)(e) Reduction of a system location setbacks from bordering vegetated wetlands (BVW) 50' required

- 48.8' provided from proposed Presby soil absorption system to the BVW, 46.9' provided from potential conventional system.

15.405(1)(f) Reduction of a system location setbacks from surface waters and inland banks 50' required

- 44.6' provided from proposed Presby soil absorption system to the mean annual high water line, 44.5' provided from potential conventional system.

15.405(1)(g) Reduction of a system location setbacks from private water supply wells (but not within 50 feet of the well) 100' required

- 59.7' provided from proposed Presby soil absorption system to the relocated private water supply well, 59.9' provided from potential conventional system. 17.7' is provided from the proposed well to the neighboring septic tanks at 707/709 Main Street.

Bolton Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage

Regulation 4: Distances

Component	Septic Tank (ST) (ft)	Leaching Facility (LF)(ft)	Provided distance variance (ft)
Private water supply well	50	100	18 (ST) 60 (LF)
Property Line	10	15	3.8 (LF)
Edge of traveled way	35	35	11.1 (LF)
Cellar Wall	10	20	10.4 (LF)
Wetland	50	100	39.8 (ST) 44.5 (LF)

Bolton Well Regulations Variance

Source of Contamination	Minimum distance to well (ft)	Provided distance variance (ft)
Leaching facility	100	59.7 (Presby) 59.9 (Conventional)
Septic Tank	50	25.0
Sewer line/forcemain	50	27.4
Property Line	50	8.6

- C.Rogers makes motion to approve variances as presented, W.Karlon 2nd.
- One variance is for Conservation and there is an Order of Conditions for it.

ACTION/DISCUSSION:

NEW TOPICS:

- Beaver Solutions invoice
 - BOH has paid for the work done.
 - If more work needs to be done going forward, budgets will be adjusted.
- Tobacco Licenses
 - Country Cupboard
 - Daigneault's Liquors
 - Board approves licenses and they are ready for signature by Board members.
- Bolton Orchards
 - A customer called with a concern and after speaking with Bolton orchards, there was an issue with the printer and the issue was resolved.
- 113 Still River Road
 - T.Broomfield is converting offices to apartment
 - The letter from the engineer and the sketch the update is approved based on the design flow.
- 37 Woodside Drive
 - B.Brookings has not yet received the plan. Will move to a future meeting.
 - Board approves B.Brookings drafting permit between meetings if necessary.
- 56 Powder Hill Road
 - Title 5 from a past meeting stated 5 bedroom dwelling, unknown design flow. Once the file was located (address was originally Sugar Road), there is a 4 bedroom design flow.
 - Letter to be sent to the owner for a 4 bedroom deed restriction.
- 12 Green Road - Geothermal Well
 - E.Dubois is present to talk to the Board about the permit they are applying for the new test well.
 - B.Brookings has reviewed the application and has no issues, he has also asked the engineer to run the plan by DEP as this is a public water supply.

BILLS PAID:

- Beaver Solutions
- NABH Q3 Nursing Services - \$2,177.13
- NABH Q3 Environmental Services - \$4,750.10

BUILDING PERMITS:

- 72 W. Berlin Road – Replace deck (B.Brookings approved 11/17/23)
- 57 Green Road – Deck (B.Brookings approved 11/28/23)
- 69 Annie Moore Road – Shed (B.Brookings approved 11/28/23)
- 154 Hudson Road – Sunporch & deck (B.Brookings approved 11/28/23)
- 74 Whitcomb Road – Sheds (B.Brookings approved 11/28/23)

SEPTIC PERMITS:

- 37 Woodside Drive
 - Has not yet been submitted, move to future meeting

WELL / WATER REPORTS:

- 77 Teele Road
- 328 South Bolton Road

INSPECTION REPORTS:

- 58 East End Road
 - Pass
 - 3 bedroom design, 4 bedroom actual
 - Letter to be issued
- 56 Powder Hill Road
 - Letter to be sent to the owner for a 4 bedroom deed restriction.

Next meeting is Tuesday January 9, 2024

****Agendas are subject to change –
the order and exact times of these items may vary
(except public hearings which cannot begin prior to the time listed)****