

Preliminary review of Application for Approval of Century Mill Estates

The Bolton Board of Health has performed a preliminary review of Application for Approval of Century Mill Estates, received Feb 1, 2007.

Based on this preliminary review, the following issues have been noted:

1. The proposed SDS leaching areas appear to avoid areas of slow or failing PERCs that the Board would not allow. Thank you.
2. PERC and deep hole test results around the proposed leach areas has been provided. Additional testing was performed, and it is expected that the additional testing data will be included in the individual lot plans.
3. No testing information was provided for Basin lot 8/9.
4. The PERC rate for Basin 18/19 would be considered unacceptable for use with a SDS. The extent of the slow soil needs to be determined to understand the overall effectiveness of this detention basin.
5. The Bolton Board of Health interprets MGL 40:54 to require each lot to contain a well serving only the house on that lot. Shared wells are only allowed as part of a public water supply. The current design does not conform to this requirement, and must be modified.
6. Of special concern are the 3 wells shown on Parcel G. The Board will require details on the exact number of houses that would be connected to each well, how the applicant will determine and control the number of residents served by this well field, and certification from DEP that this does not, and will not, constitute a public water supply.
7. Additionally, each fire cistern must be supplied by its own well, or the well(s) of the public water supply. Utilizing the well from an individual house would not be allowed.

As always, once the definitive subdivision has been accepted, the Board of Health will not consider any variance requests that arise by design or sequencing of the subdivision.

Based on the information provided, the Board of Health considers this submittal substantially deficient. A vote under Bolton Subdivision Rules and Regulations was taken at the regularly scheduled meeting on Feb 27, 2007 unanimously approving this review and comments.