

BOARD OF HEALTH MINUTES

Meeting Held at the Houghton Building on **February 27, 2018** at 6:00 PM

Members Present: Christopher Slade, Chair, Christopher Rogers, Member

Also Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health and Jenny Jacobsen, Health and Permitting Assistant

Not Present: Scott Powell, Clerk

Call to order: 6:07 pm

Minutes reviewed for :

- C. Rogers moved to approve the minutes of February 13th, 2018, S. Slade 2nd. Motion passes 2/0.

Appointments:

6:10pm- Edward Roach and Julian Gabriel of Real Estate Market Place appeared before the Board with questions concerning the property located at 725 Main Street. They noted in the file that a water test revealed a possible pollution situation and that the lot size did not appear to be large enough for a leaching system to be installed. The Board explained that a Title 5 was never done on the property but water testing had placed the property within a zone isolated as a possible source of contamination. Before the house can be sold, occupied or rented a Title 5 compliant system must be installed on the property. One engineer thought that the neighbor had enough room to put in a Title 5 Compliant shared system. A buyer would need to investigate. Board will cooperate with a buyer presenting sound engineering. If it is proven that a shared system is not a possibility then the Board would consider a tight tank.

Mail Reviewed:

Board reviewed water report from Adrian Flatguard. If the request specified that a comprehensive test was required then the Board will require a new test be conducted. Otherwise Board will accept water test as submitted. B. Brookings will investigate.

Action/Discussion:

- **Tobacco Regulation Review**
 - Moved to next meeting.
- **232 Harvard Road-Design Flow**
 - Jim Lia was in attendance.
 - Continued from previous meeting. B. Brookings spoke to David Favreau and he said he did a walkthrough and did not count.
 - The lot is .73 acres. The lot size is adequate for a 3 bedroom home. Testing was done. Sandy loam. 28 inch mottling.
 - It would be a typical upgrade with variances.
 - The assessor has 2 bedroom on the ticket. Mr. Lia was hoping for a 4 bedroom when he bought the property.
 - The porch is a habitable room with heat. System has an acceptable design flow for a 3 bedroom.
 - Based on the sketch showing an 8 room total with no room over the garage Board will accept as 3 bedroom.
- **60 South Bolton Road**
 - C. Slade submitted a letter to the Board.
 - J. Jacobsen will submit a letter to the DEP regarding recent inspections.
- **Goose Pond Path-Nitrogen Aggregation**
 - Requiring a peer review and a town counsel review.
 - Board will put it in writing to the developer.

- J. Jacobsen to send letter.

Building Permits Reviewed:

- **470 Main Street-** Demolition
 - Board is still waiting to hear from Jane.
 - **Moved to next meeting.**
- **233 Green Road-** Finished Basement
 - Still waiting for documentation.
 - **Moved to next meeting.**
- **70 Old Stone Circle-** New Single Family Home
 - B. Brookings signed.
- **68 Old Stone Circle-** New Single Family Home
 - B. Brookings signed.
- **75 Old Stone Circle-** Inground Pool
 - Plan should be resubmitted on as-built.
 - **Moved to next meeting.**

Septic Permits Reviewed:

- None

Inspections reviewed:

- **306 Old Bay Road**
 - Board accepted.
- **Lot 17-64 Mill Pond Road-** transfer
 - Board accepted.
- **Lot 4A Nourse Road-** Redesign
 - **5 bedroom to 7 bedroom system.**
 - Deed Notice will be needed for LSL inspection by homeowner annually.
 - J. Jacobsen to send deed language.
 - Board accepted.

C. Rogers moved to adjourn the Board of Health meeting at 7:01 pm, C. Slade 2nd. Motion passes 2/0.