

BOARD OF HEALTH MINUTES

Meeting Held via Zoom on March 22, 2022 at 6:00 PM

Members Present: Chris Rogers, Chair; Scott Powell, Member; Chris Slade, Member

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

3/22/22 minutes approved via Zoom at the April 26, 2022 meeting

Chris Rogers makes motion to open meeting at 6:00pm

Minutes to approve from February 22, 2022 - CR makes motion to approve with change to last page, change the comment to indicate the meeting is adjourning, C.Slade 2nd

6:00pm WORKING SESSION

Minutes approval, Mail Review
Building Permit Applications
Inspection Reports

APPOINTMENTS:

- None

ACTION/DISCUSSION:

RECURRING TOPICS:

- Coronavirus
- Proposed Well Testing Regulations

NEW TOPICS:

- Nomination of Inspector of Animals
- 189 Bare Hill Road
 - Homeowners have joined the call. Explain home renovations. Phase 1 is an extra garage bay, farmers porch and sunroom. Back would have finished living space. Connect home to current garage to make use of existing living space there.
 - B.Brookings - they've added info on plan. Room count is 11 rooms with 4 bdrm system, would need a 4 bdrm deed or upgrade system.
 - C.Rogers - need a 4 bdrm deed restriction needed. No problem with plan. Board agrees.
- 310 Green Road
 - BB - Existing house has 11 rooms total, depending on which document you look at bedrooms are different. Assessor has 4, 5 bdrm septic is installed
 - Looking to get rid of 2 bedrooms and create living space.
 - No title 5 to show number of bedrooms
 - Whitney Hagins - have used it over the years as 3 bdrms in beginning, 3 bedrooms added over garage. 4-5 bdrms have been used all along. Kitchen renovation, option of a family member come to love with them. Going from 6 berm down to 4 bdrm. Septic plans have not been found, but they've never had issues, pumping records up to date.
 - CR - not a lot of 6 bdrm systems installed back when home was built. He is ok with plan
 - CS - they are looking to have less bdrms
 - SP - BB counts 11 rooms?
 - BB - Yes, 5bdrm needs to be in place, and the lot can support that. They are looking to reduce flow, based on proposed layout.
 - SP - approve, but understand if there is a failure then a 5bdrm system be installed
 - CS - this is still a single family and agrees to approve the plan
 - BB - based on discussion, Bill can move this fwd in viewpoint

- Escrow accounts
 - KZ to send letter letting them know they have the funds available and they need to start adding money to the escrow account again once this is used.
 - CR - what is the difference between this and the ones on CME?
 - BB - This is a town account, CME is not held by the town, closing atty is holding accounts
 - CR - there are a few others, it is a good successful program that worked.
 - The board should create a document on how to set these up for when others come up in the future.
 - BB - when the state stopped reviewing shared systems and responsibility went to the town, then town counsel reviewed docs at owners cost.
- Bolton Woods Way
 - Verify the violation still exists, Bill did verify that. Updated letter will be sent based on that finding with the 30 day window to make changes.
- Irrigation Well – 9 & 11 Cider Circle
 - Proposed irrigation well does not meet potable offsets, Bill brings before board
 - Less then 25ft to property line, less than 50ft to a roadway, less than 25ft to private driveway.
 - CR - why this spot? BB - does not know, owner did not indicate.
 - CR - is there a better spot?
 - BB - these are not considered variances, but because offsets were not met it was brought to board.
 - CR - not sure what all the irrigations wells are going to do to the pws? If possible, would like to see if more in compliance.
 - CS - sooner or later all of the homes would be using these wells for their water. Make a note on permit or deed language that Nothing can be constructed in the circle of protection as this could be a potential potable water supply. Variances are for road, driveway and lot line for irrigation only.
 - BB - first question to homeowner is there another location?
 - CR - can an irrigation only permit be issued? BB - Yes, that is what these permits are. These wells cannot connect to PWS.
 - CR - where they are proposing does not meet offsets, they are all held to the same standard. If they cannot meet offsets of a potable well, then needs to go through same process as a regular well.
 - BB - will reach out to home owner with the update and see what they decide to do.
 - Board agrees with this plan.

BILLS PAID:

- NABH – Environmental Services, \$3,465.40, submitted 3/10/22
- NABH – Nursing Services, \$1,663.58, submitted 3/10/22

BUILDING PERMITS:

- 443 Still River Road – New Construction (B.Brookings approved 3/3/22)
- 132 Nourse Road – Alterations (B.Brookings approved 3/4/22)
- 159 W. Berlin Road – Bathroom Remodel (B.Brookings approved 3/4/22)
- 119 Harvard Road – Deck (B.Brookings approved 3/4/22)
- 0 Sugar & Whitcomb – Barn Repair (B.Brookings approved 3/4/22)
- 448 Still River Road – Roofing (B.Brookings approved 3/4/22)
- 7 Quail Run Road – Interior Renovations (B.Brookings approved 3/4/22)

SEPTIC PERMITS:

- 220 Long Hill Road – Upgrade
 - Plan shared with board, long sewer line, annual inspection?
 - BB - Does fit over soil testing and has adequate testing material
 - CR - Is this variance free? BB - Yes, of local regs.
 - CR - what is the length of the sewer line? BB - house to tank is 40ft, tank to dbx is 200ft, 90ft from driveway
 - CR - is ok with the plan, CS agrees, DS agrees
 - BB - all set to prepare permit and sign on behalf of Board

INSPECTION REPORTS:

- 91 Quaker Lane
 - Pass
- 80 Meadow Road
 - Pass
- 440 Harvard Road
 - Pass

Motion to adjourn – 6:54pm by C.Rogers, 2nd by S.Powell

****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)****