

Town of Lakeville  
Board of Health  
June 16, 2021

Members present: Chairman Maxim, Member Spratt, Member Poillucci and Health Agent Ed Cullen. Chairman Maxim called the meeting to order at 6pm. This meeting was recorded by LakeCam.

**9 Beechwood Ave** - meet with Foresight Engineering to discuss local upgrade requests. Darren Michaelis from Foresight was present for discussion. This is an existing two-bedroom home on a 5,000 square foot lot. Since the soils were not good, there would be no way to shrink the system. There are four surrounding wells, with one being within 100' at 78'. They are asking for a variance to that well and the foundation, from 20' to 15'. Member Spratt asked if there were any contingencies in case they hit ledge. Mr. Michaelis said they didn't expect to have an issue since they have worked with all the abutters and there was no ledge issue. All the ledge is across the road.

Upon a motion made by Member Poillucci, seconded by Member Spratt, it was:

Voted: to approve the four local upgrade requests for 9 Beechwood Ave. A reduction in the setback of the septic tank to the existing half basement from 10' to 6'. A reduction in the setback of the leach field from the existing half basement or basement wall from 20' to 15'. To allow an increase in the maximum cover from 36" to 42". And to allow a reduction to the setback from the leach field to an abutting well from 100' to 75'. A two-bedroom deed restriction is required.

Unanimous approval.

**10 Margeaux Drive** - meet with Zenith Consulting Engineers to discuss local upgrade request and local waiver request. Tom Morris with Zenith was present for discussion. This is a septic upgrade with two requests, a reduction in separation from the inverts to the ground water, and maintaining the existing tank that is 21 years old since they owners don't want to rip up the patio to replace it. They will be adding a second 1,000-gallon tank for a total of 2,000 gallons prior to the pump chamber. Chairman Maxim asked if they were using an H2o monolithic tank. Mr. Morris said yes and they were in the water table with it. Chairman Maxim asked if he knew if the existing tank was monolithic since it is in the water table. Mr. Morris replied that they didn't know for sure. There was a brief discussion regarding the existing tank. Chairman Maxim said what bothers him is that the tank is in the water table. He asked if they were going to remove the d-box. Mr. Morris said they would be piping through the d-box so there would be a small section of patio that gets pulled up. Member Poillucci asked what material the patio was. Agent Cullen said it was slate so it was a natural stone and they were not symmetrical so it was like a puzzle. Member Spratt said it would be possible to open up that section enough to make the pipe go through the tank and come out beyond the patio, fill in the tank and cover it over and have a brand-new tank outside the patio. There was a discussion regarding installation options. A new plan will need to be submitted showing the new location of the tank.

Upon a motion made by Member Poillucci, seconded by Member Spratt, it was:

Voted: to approve the local upgrade approval, the reduction of the requirement of a 12" separation between the inlet and outlet tee of a septic tank and pump chamber and high ground water provided all boots or pipe joints are sealed with hydraulic cement or installed with water tight sleeves and the tank is proven water tight per CMR 310. The tank will be moved as discussed and will be subject to the Health Agent receiving a new plan and his review being ok. Unanimous approval.

**1 Pleasant St.** - meet with Prime Engineering to discuss proposed plans for a new well. Spencer Lynds was present from Prime for discussion. The only septic that was encroached upon for this plan was the existing cesspool on the site which is about 66' away. Chairman Maxim asked if the existing well was dry or if it was a point well they were looking to replace. Mr. Lynds did not ask the owner about the conditions of the existing well. Member Poillucci said the existing well is closer to the neighbor's septic, so this is further. It will also give him more room in the future when he has to replace his septic system. Agent Cullen asked if this was a seasonal home. Mr. Lynds said it was. There was a discussion about possible other locations for the well. Mr. Lynds asked if they would like him to add a local upgrade approval and move the well location 10' closer to Ivy Lane. Chairman Maxim said in his opinion, it would be better for this site. Mr. Lynds reviewed the abutting lot with the Board.

Upon a motion made by Member Poillucci, seconded by Member Spratt, it was:

Voted: to give a reduction of the well to the septic system on their own property to 76' and allow the well to be 11' to the property line instead of the required 20' off the road layout and that the existing well will be abandoned appropriately. Unanimous approval.

**Re-appointments of Assistant Board of Health Agents for the period July 1, 2021 - June 30, 2022** - continued from the June 2, 2021 meeting. There was a brief discussion about special town employees.

Upon a motion made by Member Poillucci, seconded by Member Spratt, it was:

Voted: to appoint Derek Maxim as Assistant Board of Health Agent.  
Two in favor (Spratt, Poillucci), 1 abstention (Maxim)

Upon a motion made by Member Poillucci, Chairman Maxim stepped down to second, it was:

Voted: to appoint Chris Spratt as Assistant Board of Health Agent.  
Two in favor (Poillucci, Maxim), 1 abstention (Spratt)

Chairman Maxim stepped down to make a motion, seconded by Member Spratt, it was:

Voted: to appoint Robert Poillucci as Assistant Board of Health Agent.  
Two in favor (Maxim, Spratt), 1 abstention (Poillucci)

*All appointments were for the time period of July 1, 2021-June 30, 2022.*

#### **Continued discussion regarding Water Test Regulations for Septic Repair or Upgrade -**

The Board reviewed local regulation 18.0, "Any Well Only Permit must have a Current Title V Inspection or Certificates of Compliance (up to 2 years old) can be submitted to show sewage disposal facility adequacy". Member Poillucci said he thought the intent of this regulation was to show where the well was if they had no other documentation. Agent Cullen suggested a sketch showing the well location or an as-built, instead of a Title 5 inspection. An additional regulation for discussion was a required as-built for water line locations. There was a brief discussion regarding water lines. The Board agreed to omit the regulation. The Board reviewed local regulation 18.1, "Any Septic Repair or Upgrade Permit must have a Current Water Analysis (*up to two years old*) can be submitted to show water adequacy, provided they include all potability parameters including Nitrates and Volatile Organic Compounds and Arsenic provided they have been collected objectively by a DEP Certified Lab Employee or Certified Water Operator". Member Poillucci said if the well is inside 100-feet or a property transfer a water analysis should be required. Agent Cullen said there was a homeowner that didn't do a water test because they said they weren't moving, just repairing their system. When they got the certificate of compliance, they put the house up for sale. His suggestion was that people don't need a certificate of compliance to repair, you only need it for the bank on a sale. If the owner wants the compliance, they would need a water test. There was a discussion about a date for the public hearing.

#### **Discuss recent BOH Agent pending items -**

- Agent Cullen said that a bat was tested last week and came back positive for rabies. There was a dog involved, however, the dog was vaccinated. A rabid raccoon was also found on the Cape. Agent Cullen reminded residents to keep their pets up to date on their vaccines.
- Plymouth County Mosquito Control has been spraying. They have sprayed all the town properties. If residents would like their property sprayed, they can contact Plymouth County Mosquito Control.
- There has been an increase in betterment loans. There was a discussion about putting an income cap for loan eligibility. Agent Cullen said the town is looking into other programs with lower interest rates.
- Agent Cullen said the State is doing well with vaccinations, however Lakeville is lagging in vaccination rates and we're still getting cases. There are still appointments available for vaccinations. The State also came up with a new program that will give 1 million dollars to five adults who are fully vaccinated and five children ages 12-17 will receive \$300,000 scholarships. Massachusetts residents can go online starting July 1<sup>st</sup> to register for the drawings.

Member Poillucci wanted to recognize the Deputy Fire Chief Will Purcell who is retiring after 25-years of service to the town.

#### **Adjournment** - (7:23pm)

Upon a motion made by Member Poillucci, seconded by Member Spratt, it was:

Voted: to adjourn.

Unanimous approval.