

Town of Lakeville
Board of Health
September 7, 2022 6pm

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

26 Wisteria St - Meet with Foresight Engineering to discuss requested Local Upgrade approvals. Darren Michaelis from Foresight was present for discussion. This property has an existing cesspool which is 50' away from the well. A MicroFast system is proposed. They are requesting a reduction down to 80' from the existing well. Mr. Michaelis said the leach field will be in the corner of the property. He could potentially push it more toward the property line but then grading becomes an issue. A sieve was done rather than a perc test because the ground was too wet from all the fill and sand at 42". There was no mottling or water table and Mr. Michaelis explained that there's no water table in that area, no mottling, no distinct color change. Agent Cullen added that it wasn't weeping wet, it was muddy. There was a discussion about the soils. Member Maxim asked if the Association water line went by this house. Mr. Michaelis replied that the water line didn't go up this road. He added it could be made a condition that within a year of the water line installation, the homeowner ties in. This property is already deed restricted to two-bedrooms.

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

Voted: to approve the septic repair at 26 Wisteria Street as drawn, with the addition of tying in to the Association water within 1-year of it being available, to be added to the deed restriction.

4 Rachel's Way - Meet with Foresight Engineering to discuss a Lakeville Regulation variance request. Darren Michaelis from Foresight Engineering was present for discussion. Mr. Michaelis explained that Lakeville has a regulation that requires basement floor to be above groundwater. They would like to go 3' below groundwater on the high side of the house, install a foundation drain, stone underneath the slab and run it out to a small rip rap pond down gradient. This is a mounded system that they're pumping downhill to. There is a perched water table, there is no standing water. The way they're grading around the house everything will run downhill and anything that hits the foundation should hit the curtain drain. There was a continued discussion about grading and drainage. Member Maxim thought if they did grant something like this, it should be on the deed so any buyer in the future would be aware. Agent Cullen said if the Board does approve the variance, he would like to confirm that a system is in place as part of the inspection. Mr. Michaelis said they could raise the house by 1' and it would give more room for a swale and window wells and more window space in the back yard.

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

Voted: to approve the variance for 4 Rachel's Way for the foundation elevation to groundwater. Place the lowest floor elevation approximately 2' below the perched water table with a French drain system and a sump pump bucket installed in the basement. The Board of Health is to inspect the foot of stone under the footing in the sump pump bucket and drain system. It is to be recorded on the deed that this variance was given by the Board of Health at the request of the owner that the basement is 2' below the perched water table.

Unanimous approval.

2 Edgewater Drive - Meet with Outback Engineering, Inc. to discuss requested local upgrade approvals. Jason Youngquist from Outback was present for discussion. They are upgrading the existing cesspool and are asking for approval on a local upgrade for depth below grade since they are tying into the existing invert out of the house. They also have a proposed invert out of the garage for a bathroom. The other two local upgrade approvals are for within 400' of the pond with the leaching field and septic tank. There was a discussion about the proposed grades. Member Maxim asked if it was an existing 4-bedroom home. Mr. Youngquist said it was. Member Maxim said there is a proposed garage with a bathroom that is tying in. There aren't going to be any bedrooms. Mr. Youngquist said there would be no bedrooms. This would be deed restricted to 4-bedrooms. Agent Cullen said normally the Board would get the plans for the garage to confirm there are no bedrooms. The waivers could be approved but the plan would get approved when the Board gets the building plan for the garage. Mr. Youngquist asked if they could get the septic approved and get it in as soon as possible and then when the garage does get built, he won't get a building permit until the Board signs off on the plan. Agent Cullen asked if there was a reason they couldn't get the building plan. Mr. Youngquist responded that the garage may not go up now, it may go up later. This way it's not holding up the septic system. Member Maxim asked if the current system was in failure. Mr. Youngquist said it was a cesspool.

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

Voted: to approve the septic repair plan at 2 Edgewater Drive with a request that when the proposed garage building permit is done, it must be inspected and signed off to make sure there is no bedroom in the garage, and the three variances per plan. Also, a 4-bedroom deed restriction because it's in a Zone-A, with no increase in flow.
Unanimous approval.

Approve Meeting Minutes as typed- July 20, 2022 -

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

Voted to approve the July 20, 2022 meeting minutes as typed.
Unanimous approval.

Discussion regarding 43 Main St. - There was no new information to discuss.

Discussion regarding the proposed Open Space Residential Development - There was no new information to discuss.

Discuss BOH Agent pending items - There were no pending items for discussion.

COVID 19 - EEE- West Nile Update - Agent Cullen said there are no human cases of EEE and have been no mosquitoes testing positive. There was a third case of West Nile but, all three cases were in Suffolk County. There were some mosquitoes in Middleboro and Carver that tested positive for West Nile. Member Poillucci asked if Monkeypox was being tracked. Agent Cullen said the State was doing the contact tracing. There have been over 100 cases in Massachusetts. There is a vaccine available. Originally people didn't think it was too serious, they thought you would be completely covered with pox and if you weren't you were ok. But, sometimes people have very few pox, maybe only 3-4, so it's not as noticeable. Agent Cullen said the number of Covid cases are coming down slightly. Residents are

encouraged to get home tests if they have any symptoms. Tests kits are available through the Board of Health. We are going to try to distribute them in other places within town so they are readily available. Lakeville will be getting more take-home tests for distribution. Residents are encouraged to keep test kits on hand and test if they have symptoms, but if they need test kits to call the Board of Health to arrange a way to get them without coming into the building. Agent Cullen said they are expecting an increase in cases as it gets colder and people spend more time indoors so it's a good idea to stock up on tests for the fall and winter. Member Maxim asked if it was still recommended to test for 3-days. Agent Cullen said sometimes people testing at the very first symptoms were getting negative tests and, as symptoms got worse, they would test positive. So, one of the best ways is to test 3-times. There are new vaccines out that are specifically targeted toward Omicron. Anyone who had a Covid booster over 2-months ago is eligible.

Adjournment - (6:47pm)

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

Voted: to adjourn.

Unanimous approval.