

Town of Lakeville  
Board of Health  
April 5, 2023 6:00pm

Members present: Chairman Spratt, and Member Maxim, Member Poillucci, and Health Agent Ed Cullen. Chairman Spratt called the meeting to order at 6:00pm. LakeCam was not present to record.

**Reorganization of Board of Health Members -**

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

Voted: to make Chris Spratt Chairman of the Board of Health until the next year's election.

Two in favor, 1 abstain (Spratt).

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

Voted: to make Bob Poillucci the second member until April 2024.

Two in favor, 1 abstain (Poillucci).

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

Voted: to make Derek Maxim the third Board member.

Two in favor, 1 abstain (Maxim).

**7 Hollis Avenue** - Meet with SFG Associates, Inc. to discuss the requested local upgrades. Brad Fitzgerald from SFG was present for discussion. This is an upgrade for an existing three-bedroom house. There are several wells within less than 100' of the existing septic system. The site had a 29-minute perc rate with no water table. They are not within the 400' buffer to the pond. Mr. Fitzgerald pointed out on the plan where the new tank would go, which was the only spot they would be able to get a truck in to drop the tank into the ground. There will be a MicroFast system added for extra treatment. The leaching area will be four rows of six Quick4 Plus chambers. Because of the MicroFast they were able to reduce the size of the field by 50%. Mr. Fitzgerald reviewed the requested local upgrades. Chairman Spratt asked about the property being tied in to the water service. Mr. Fitzgerald said that the owners were not tied in and the cost would be too much to extend the water line down the street. There was a brief discussion. The Vice-President of Clark Shores Water, Steve Melanson, was present and he said he thought there was going to be a project underway because there was interest in continuing the self-funded project down Hollis Avenue. There is an agreement with the homeowner's association that when they bring the water line down a street there will be a stub installed for every house that doesn't have a well. Chairman Spratt said he brought it up because the well is close to the septic system next door. Agent Cullen said that particular well has never been tested. There are no records as to when it was put in, or how deep it is. He said it wasn't a deep well, it was a shallow well. The only one that has records is the one at 5 Hollis, which is a drilled well which is 40' deep. That well had nitrates that were over 15mg/ltr. If the deepest well in the area is at 15, then the wells that are shallower are most likely a lot worse. Member Maxim said there were two huge stumps they built a fence around. He thought those would need to be pulled. There is also a big piece of ledge outcrop sticking out of the ground around where the blower would go. He was concerned that when they put this tank in, how do you get back there to back fill the system and loam the backyard. The plan shows an H-20 tank, but with the external mount blowers you cannot have an H-20 tank, they don't make them. You would have to have

an internal mount for an H-20 tank. He didn't think they would need an H-20 tank; they aren't in the water table or driveway. Mr. Melanson said he thought that the association would request that house be put on the water department's source of water rather than using a well. Member Poillucci said with any approvals made they have put a condition that they must tie in to the water line when it comes down the street. Agent Cullen asked if the new owners knew about the well. Mr. Fitzgerald said he didn't know. The current owners weren't going to be living there so they're not really concerned with the well. If it's a new family with little kids, that's the Board's biggest concern. The new owners can't move into the house until there is a passing water test. There is no certificate of occupancy without a water test that passes all the Board of Health parameters. Member Poillucci said if the water line is only 100' away, they should probably say to hook up to it now. Chairman Spratt said especially if they need to put in a water treatment system that's going to cost more. There was a discussion about seasonal water. Member Maxim thought that if the well stays, it should be tested yearly until they tie in. It should be on the deed. Agent Cullen said there were two options, bring the water line down the street and tie in, or keep the property seasonal. Mr. Melanson said they would have to run the water line down the street themselves, "self-fund". Mr. Fitzgerald said the owners know that the water is available some distance away, but they were balking at bringing it in. If that's the only option they're given, that's what they'll have to do. It would be nice if anyone nearby would chip in too, it's not fair for one person to hold up the sale because the neighbor doesn't want to chip in. Mr. Melanson said the new owners could always tie into the summer water line until they can get the line extended.

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

Voted: to continue 7 Hollis Ave. discussion until the next meeting April 19<sup>th</sup>.

Unanimous approval.

*Discussion: Member Maxim said he would not be at that meeting, so there will only be two members.*

**Approval of Betterment Loan** - 7 Paddock Hill Drive, in the amount of \$22,170.00. After some discussion, the Board increased the amount to include engineering and Title 5 inspections.

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

Voted: to approve the betterment loan for 7 Paddock Hill Drive in the amount of \$28,840.00.

Two in favor, 1 abstain (Poillucci).

**Approve meeting minutes** - February 1, 2023.

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

Voted: to approve the minutes from the February 1, 2023 meeting as typed.

Unanimous approval.

**Adjournment** - (6:57pm)

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

Voted: to adjourn.

Unanimous approval.