

Town of Lakeville
Board of Health
August 16, 2023 6:00pm

Members present: Chairman Spratt, Member Poillucci, and Health Agent Ed Cullen. Members absent: Member Maxim. Chairman Spratt called the meeting to order at 6:00pm. LakeCam was present to record.

10 Deneise Street - Meet with Zenith Consulting Engineers, LLC to discuss requested Local Upgrade Approvals. Will Connelly from Zenith was present for discussion. This is an existing 1-bedroom dwelling with a failed septic. The proposed upgrade will consist of a 1500-gallon two compartment septic tank, a 1000-gallon pump chamber, and a 12x22 Presby bed. They are requesting local upgrades for reduction of the required number of deep holes from 2 to 1. A reduction in the setback between the leaching field and an abutting well (Map 39/Block 1/Lot 15) from 100' to 68'. And a reduction in the required setback between the leaching field and the well on the locus property from 100' to 68'. They are putting the system as far away from each well as they possibly can. Chairman Spratt asked if there was any information about the on-site well. Both Mr. Connelly and Agent Cullen said they had no information on the well. Agent Cullen added that they would need a well analysis prior to issuing a Certificate of Compliance. Member Poillucci said it was a 1-bedroom and there really wasn't anywhere else to put the system. Agent Cullen added that there would be a 1-bedroom deed restriction required.

Upon a motion made by Member Poillucci, Chairman Spratt stepped down to second, it was:
Voted: to approve the 3 local upgrade requests for 10 Deneise Street.
Unanimous approval.

Lakeville Board of Health Regulations pertaining to subsurface disposal systems and water changes - Continued discussion from August 2, 2023 meeting. Agent Cullen said there's the question of undersized lots. The lot just discussed (10 Deneise St.), is undersized. It's only 1-bedroom, but it would have to be 10,000sf. It's undersized. There are so many out there and every time they're grandfathered, we're not making the groundwater any safer. It's actually getting worse, especially in certain neighborhoods where they're flipping a lot of these cottages that have been abandoned for 10 years. In his opinion, the Board should really be taking some action right now. The technology is out there to bring down the nitrogen to acceptable levels. This would be on the sale of a property. The state just passed a new bill, you used to get \$6,000 rebate on a septic system, the new bill lets you get up to \$18,000. The reason they did that was septic cost so much more. The old law was at least 10-years old. The average cost of a septic system 10 years ago was \$15,000 and you got \$6,000 back. Now septic systems are between \$25,000-\$30,000. You don't get the rebate all at once, it's about \$6,000 a year for 3 years. Agent Cullen said the town also has a betterment program to help people with the cost. Member Poillucci said since Member Maxim wasn't present he would make a motion to continue to the next meeting.

Upon a motion made by Member Poillucci, Chairman Spratt stepped down to second, it was:
Voted: to continue the discussion until the next meeting.
Unanimous approval.

Open Space Residential Development Bylaw - continued discussion from August 2, 2023. Marc Resnick, Town Planner, was present for discussion. Mr. Resnick said 5 or 6 changes were made to the bylaw based on the last Board of Health meeting. The first change was that the Conservation Commission and the Board of Health would be invited to the informal pre-application meeting. It is required that the developer meet informally with the Planning Board to inform them of the project. Agent Cullen asked if it had to be the Chairman or if it could be any member. Mr. Resnick said they could all attend, the meeting would just have to be posted. At this stage they would probably just come in with a GIS map, they probably won't even have a field survey. They will just want to inform the Board and get any feedback. Member Poillucci said he had spoken to Mr. Resnick and that the perc on every lot they want to get credit for had been incorporated. They wanted to make sure they weren't going to get credit for any lots that weren't already buildable. Member Poillucci wasn't sure if this bylaw will pass at town meeting, but he was comfortable saying that if it does pass, there will be no extra houses built and the town will get some open space without having to buy it. Mr. Resnick said a change he made was about the extra deep hole and perc hole. Also, the wetlands being delineated at the preliminary stage because that would determine whether the lot could be buildable. It was added that the plan would need to go to Conservation for an ANRAD. Mr. Resnick also added that the septic tank shall be within 10' of the front property line with an easement granted to the homeowners association. Agent Cullen said the current regulations have a 10' offset to the property line. Member Poillucci said he wouldn't care if the tanks were in the backyard. Mr. Resnick said he would make that adjustment so it reads "if common septic system is proposed, then septic tanks shall be required for each house lot". Then an easement shall be granted to the homeowner's association to allow for regular cleaning. A resident asked where this would be in effect. Agent Cullen said a new bylaw is being proposed for the whole town. Member Poillucci added it would be for any property over 20-acres. Currently, we have 1 ¾ acre lots. When this was call cluster zoning, people weren't in favor of it. Now it's called open space. It does the same thing. He had a problem with someone bringing in a plan and getting credit for lots that aren't buildable. Now, with the changes they've made, you have to prove every lot you get. Once you prove the lot is buildable, you can have that number of lots. You can make the lots smaller and then leave all the space you're not building on open space for the town.

Approval of Betterment Loan -

- 3 Apple House Rd in the amount of \$42,600.00.
- 425 Bedford St. in the amount of \$47,329.50.

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

Voted: to approve the 3 Apple House Rd. betterment in the amount of \$42,600.00.

Unanimous approval.

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

Voted: to approve the betterment loan for 425 Bedford St. in the amount of \$47,239.50.

Unanimous approval.

Review and approve meeting minutes for June 7, 2023 -

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

Voted: to continue the meeting minutes approval until the next meeting.

Unanimous approval.

Discuss recent Board of Health Agent pending items - Agent Cullen said EEE still hasn't been found in mosquitoes so there are no human cases. For West Nile, there have been no human cases, but they have found 47 mosquitoes that have been positive for West Nile. Several have been in Middleboro and Raynham, but none in Lakeville yet. It is recommended to use bug spray and take precautions. EEE is the deadlier disease, so it's really good that it's mid-August and we have no EEE. There are a lot of ticks this year for Lyme, Anaplasmosis, and Babiosis. The Anaplasmosis and Babiosis are kind of new. There have been cases in the past, but not as many as we're having now. Covid cases are going up. There is a new variant. They are coming out with new vaccines in the fall. There is a small increase in the amount of hospitalizations, but not the numbers that we were used to in the past.

Adjournment (6:26pm)

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

Voted: to adjourn.

Unanimous approval.