

Town of Lakeville  
Board of Health  
September 6, 2023 6:00pm

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

**New Body Art Apprentice** - The Board reviewed the paperwork for Kyle Geary to work as a Body Art Apprentice at Savage Inc. located at 12 Harding Street. Agent Cullen said there was an inspection of the establishment and there is space for an additional artist.

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

Voted: to approve Kyle Geary to be an apprentice at 12 Harding Street at Savage Inc.

Unanimous approval.

**Discuss septic systems that have failed and the 2-year limit has expired** - Agent Cullen said there are some systems that the time has expired on, but they're in the process of doing it so we sometimes give them extra time. There are others that we're sending letters to and they're just ignoring them. When we send a letter, we always say if you have a reason for not installing, you can always come to one of the meetings and give an explanation. There are some that are in crucial areas that are cesspools and they are definitely contaminating groundwater, and there's nothing really being done with it. Agent Cullen wanted to know if the Board had a policy or how they choose to enforce this. Part of it is the people that flip houses. Most homeowners will upgrade because it's their home. But, with flippers, they're not living there so it's less of a concern. Usually, a letter will go out at 18-months that says you have 6-months to upgrade. By then, they're violating the state code. Some people will actually pull the permit, but still don't do it. Member Poillucci asked if the houses are supposed to be condemned. Agent Cullen said they shouldn't be living in it, but Title V allows them to for 2-years. The Board can extend that to 3-years. Member Poillucci thought the letters sent out should state that if something isn't done by a certain date, the Board may be forced to condemn the house. Member Maxim asked if there had been anyone that had been fined yet. Agent Cullen said no. There was continued discussion. Agent Cullen will draft a letter to be sent out that includes there could be fines and the Board has the right to condemn the property.

**Continued discussion on changes to the Board of Health regulations pertaining to subsurface disposal systems and water** - Agent Cullen said he had spoken to a couple of engineers and they agreed with the proposed changes for nitrogen loading. He will create a draft proposal for the next meeting. Member Maxim said his main concern was when a property is hooked up to town water but it's an undersized lot with wells in the surrounding area. Member Poillucci said density was an issue. He thought lot size was the safest way to go. It's nitrogen they're worried about. Chairman Spratt said by proving that they don't need the denitrification, it covers all the bases. Member Poillucci said they could make it so the Board is allowed to give a variance. He said if they get the nitrogen under control, everything else should fix itself. A resident asked if this would be based off the current situation of 20,000sf lot size. Member Poillucci said that was for new construction, this is for repairs. Chairman Spratt said the reason this all came up was because the Cape had new regulations, and we're trying to stay ahead of things if

that ever comes this way. Agent Cullen said the Board has made a lot of improvements, but what you're countering is the amount of old homes being flipped. Homes that have been abandoned for 10-years and now they're coming online. Member Poillucci said that when he first got on the Board, the Health Agent would find pipes running right into the pond. They came down hard on those, thinking they were doing the best thing at that time. Now with all these houses, they're trying to take it to the next level. Chairman Spratt said right now, 3 wells within 100' on that septic will trigger advanced treatment. Member Poillucci explained that that didn't help nitrogen loading. So, all these houses could have 3-bedrooms on an 8,000sf lot. That was helping protect wells, but it wasn't protecting the ground or pond. Agent Cullen added that now there are betterment loans and there is a larger tax rebate. Member Maxim said that the field size is reduced by 50%, it makes it a smaller footprint because you're doing treatment. Agent Cullen said the system will also last longer. Chairman Spratt said there are new types of systems coming out all the time, hopefully these won't cost as much. There was a discussion about the next meeting and public hearing.

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

Voted: to continue until September 20<sup>th</sup>.

Unanimous approval.

#### **Review and approve meeting minutes -**

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

Voted: to approve the June 7<sup>th</sup>, 2023 meeting minutes as typed.

Unanimous approval.

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

Voted: to approve the June 21<sup>st</sup> 2023 meeting minutes as typed.

Unanimous approval.

**COVID 19 update** - Agent Cullen said there was a new variant, but the new vaccine will cover the new variant. There is an increase in cases and hospitalizations are increasing but not compared to last year or 2-years ago. The Board of Health and the Council on Aging are going to be doing a flu clinic on September 29<sup>th</sup>. Residents can sign up on our website or go to the COA and sign up. There are 70 vaccines available but only 20 people have signed up. There have still been no human cases of EEE, but there have been 4 positive mosquitoes found south of Worcester. They have tested 96 mosquitoes for West Nile. There are currently 2 human cases.

Adjournment - (7:34pm)

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

Voted: to adjourn.

Unanimous approval.