

Town of Lakeville
Board of Health
January 3, 2024 6:00pm

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

28 Cross Street - Continued from December 20, 2023, meet with Meghan Young to discuss new stable permit. Member Poillucci said he had spoken to the son of the owner of 26 Cross Street and he had no issue with the Board granting a variance to the property line.

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

Voted: to give 28 Cross Street a variance on the side of 26 Cross Street from 20' to 9' and issue the stable permit for six animals.

Unanimous approval.

13 Main Street - Continued from December 20, 2023. Meet with Zenith Consulting Engineers, LLC to discuss local variance request. Nyles Zager from Zenith was present for discussion. Mr. Zager said there was some concern at the last meeting about the design flow. The project is age qualified, not age restricted. There has to be at least one person that is over 55, but you can have members of the household that are less than 55. With that being the case, they can't restrict it, so they have to design it at the 9900 gallons a day. Mr. Zager said he submitted a letter that spelled everything out. There was a brief discussion about age qualified housing. Chairman Spratt said that because of the potential of what could happen there, they could enforce the new bylaw for advanced treatment. Member Maxim said the whole reason they implemented the bylaw was to protect wells. They have no wells there within 1100-feet, they aren't in a Zone A or near Long Pond or Assawompset. The parcels to the left and right have very low flow. He didn't see the need for a treatment. Chairman Spratt thought it was just an option because of the potential of what flow could be in there. Member Maxim said he agreed, down the road we're going to have huge flow on this property; and the hospital property off the back is probably going to have to do treatment now, because they're close to the wells on Rush Pond Road. Mr. Zager said he spoke to the owner of the CVS property regarding the onsite well. He had no idea what that well could be other than irrigation. He said it definitely isn't being used for potable water, the building is serviced by town water. Chairman Spratt wondered if it was something that was existing prior. Agent Cullen said it was a fairly new well, a drilled well that looks professionally done within the last 15 years. He said the project at 13 Main had Planning Board approval. Mr. Zager added that they had Conservation approval also.

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

Voted: to approve the septic at 13 Main Street with the one waiver variance being requested; to allow the septic system on the property that has a design flow greater than 440 gallons per day per acre to be installed without the use of advanced treatment IA system approved for denitrification by DEP.

Unanimous approval.

8 Virginia Drive - Continued from December 20, 2023, meet with Zenith Consulting Engineers, LLC to discuss requested local upgrade approvals. Chairman Spratt said a continuance was requested.

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

Voted: to continue to January 17th.

Unanimous approval.

8 Oak Street - Meet with Farland Corp, Inc. to discuss requested local upgrade approvals. Stevie Carvalho from Farland Corp was present for discussion. Mr. Carvalho distributed plans with revised buoyance calculations. He explained that this was a single-family dwelling and they performed two soil tests, one in the front, and one in the back. It's a very tight lot with vegetated wetlands in the back. He pointed out the neighboring wells and added that the well for this site was located inside the dwelling. There is limited area for leeching outside the 100-foot radius so they are proposing a bottomless sand filter with an Orenco Advantex AX20 system. The bottomless sand filter is located up front and all the components are outside of the 100-foot radius from any abutting well. The septic tank and units are in the back of the home. The applicant is looking to extend the existing water service from Clark Shores Water Corporation from Evergreen Road to his property. They are asking for a couple of local upgrade approvals. Mr. Carvalho reviewed the requests with the Board. Member Maxim asked why they were putting the tanks out in the lower groundwater closer to the wetlands and piping it all around the house. It looks like you will need to rip off the entire deck just to replace that pipe back to the house. Mr. Carvalho said ripping the deck up wasn't an issue. They didn't know exactly where the building plumbing goes, but they know it comes out back. There was some continued discussion. Member Maxim said he had some questions about the elevations. The bottom of the media sand is 62.75, but it doesn't give the bottom of the stone. It just says 24 minimum, and it doesn't show where the bottom of the drain pipe is, it just gives 8-9 inches from top to bottom of stone but doesn't give an elevation, it just says to be 4-foot minimum from the water table. Mr. Carvalho explained you needed a minimum of 2-feet of sand and 4-feet of separation on groundwater. It would be dependent on how much of the A and B material you're taking away. They would be taking away 49-inches of material and putting the C33, bottomless sand filter sand. Member Maxim asked if they were putting 4-feet of filter sand. Mr. Carvalho explained that it was required for 2-feet, but instead of using the Title V sand to bring up the grade, you can use all C33 sand. There was more discussion about filter sand. Mr. Carvalho said they could provide additional information to show the elevation of removal, the elevation of the top of that sand or the bottom of the pea stone. Member Maxim said the Board has been requiring block retaining wall all around the systems, not the pressure treated. The pressure treated has a life expectancy of 10-15 years before they rot away, and the system will outlive that, so they've required block. Also, the pump basin, there were no buoyancy calculations and it doesn't show concrete around it so it doesn't float. That's just plastic PVC tubing that weighs about 40lbs, it's not enough to hold the tank down. Agent Cullen said since they were going for the waiver for within 12-inches, normally you put on the booties on the inlet and outlet of the tanks, and was it on the plan. Mr. Carvalho said he would add it. Agent Cullen said on the well, the plan says to be abandoned. Since it's in the basement, it will be tough but could they try to fill and decommission it rather than just abandoning it. Normally, the Board requires a full decommission by a licensed well driller. Agent Cullen said he could inspect it when he's doing the install inspection. After some discussion, revised plans will be submitted. Mr. Carvalho won't have to appear at the next meeting, the Board will just vote on the revised plan.

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:
Voted: to continue to the next meeting which is January 17th.
Unanimous approval.

Review and approve meeting minutes for September 20th, 2023 and October 18, 2023 -

Upon a motion made by Member Maxim, seconded by Member Poillucci, it was:
Voted: to approve the meeting minutes from September 20th 2023 as typed.
Unanimous approval.

Upon a motion made by Member Maxim, seconded by Member Poillucci, it was:
Voted: to approve the meeting minutes from October 18, 2023 as typed.
Unanimous approval.

Adjournment - (6:37pm)

Upon a motion made by Member Poillucci, seconded by Member Maxim, it was:
Voted: to adjourn.
Unanimous approval.