

BOH Meeting Minutes 11/1/2017

Members present: Members Maxim & Spratt, & Chairman Poillucci. Chairman called the meeting to order at 6:00pm. LakeCam was present to record.

67 County St – Meet with Joe Arruda to discuss a 1-yr extension on a plan drawn by Prime Engineering dated 1/3/11. Joe Arruda said he just purchased the property, there was an existing septic permit but it runs out this month which wouldn't be enough time to put in the septic and house, which they are looking to do in the spring. Chairman Poillucci asked Agent Bernardo if it had already run out. He said it ran out at the end of last month, but the request for extension was prior to the deadline. The permit extension act was granted years ago which gave a four year extension. This permit had 3 years, the well needed to go in last year. Conservation was concerned because there was a stream there; metal plates were placed over it and they wanted to get the work completed. The well is in and we are waiting for the water analysis. Agent Bernardo said he recommended that this be an existing condition plan, make sure there is nothing wrong with the plan and just re-stamp it. Chairman Poillucci asked if anyone had built around there and if it was a new lot. Mr. Arruda said no one had built around there and it was new construction. There is one existing house in the front of the property. Chairman Poillucci said he knew the property; he had no issue with the extension. Member Maxim asked if there were wetlands on the property. Mr. Arruda said they were working with Conservation and had a plan set up for wetlands replication. Chairman Poillucci said he didn't have a problem with it, nothing around it changed, nothing is in failure.

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

Voted: to approve a 1-year extension on 67 County St. from October 31, 2017 to October 31, 2018.

Unanimous approval.

5 Juniper Rd – Process of a Betterment approval. Agent Bernardo explained that the forms just needed to be on record and signed and notarized by the Town Clerk. Member Spratt asked if we had gotten estimates. Agent Bernardo said right now the packet is complete, the homeowner knows the payment schedule, we just need the sign off. There was a discussion about payments and processes. Chairman Poillucci said we have enough in the Betterment account for this system and one more before the town meeting.

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

Voted: to approve the Betterment for 5 Juniper Rd for \$26,370.50 owned by Gwendolyn and David Heath.

Unanimous approval.

Clark Shores Water Corporation - Rosemarie Walsh was present as a member of the water corporation and a homeowner. Chairman Poillucci said the Board's concern is that there will no longer be seasonal water. He said he knew they couldn't use the same lines, but we found out that if people don't want year round water and they want to stay seasonal, year round would be an increase in flow and then we need to have them do a Title V and most of the septic systems are going to fail. So these people are going to be into a lot of money for something that they may only use on the weekends. So the Board was hoping that something would be offered where they shut water off at the curb so we don't have to make them go through all that. Rosemarie said they do have to tie into the new line, if they don't want to use it year round that would be their option,

they can winterize their house and there will be a curb shut-off, it could be shut off at the meter. They can definitely shut it off and since there will be meters the water corporation will be able to tell what the usage is. The way the price structure is going to be is it's a flat rate for each homeowner, and if they go over a certain threshold on a meter usage, then it's an amount per gallon over which is undetermined. That way you would be able to tell if someone is using it more by a meter reading. Chairman Poillucci asked if those rates are being set by the Department of Public Utilities. Rosemarie said no, because they are unique, the actual homeowners own the public/private well so they are not controlled by the DPU. Ordinarily, any public utility rates would be controlled and overseen by them but because they are not providing to the general public, we're providing to the actual owners of the corporation, it's a little different. Chairman Poillucci asked if they could turn the water off at the curb if they resident wanted to stay seasonal and not do a Title V and not live in the house year round. Rosemarie said yes. She added, financially she didn't know how it would be for them because they would still have to pay the base fee; they just won't have the overage. She said there will be committees in place to look at all of it and talking with other towns and find out what the general threshold is. Chairman Poillucci said there are some people that just go down there on the weekends, and whatever the fee is going to be to tie in (\$5000.00 per Rosemarie) and now if the people want to make it a year round dwelling, they'll need to do a Title V and if they have year round water, it's considered an increase in flow and the Board didn't want to make everyone do a Title V when they only go down there on weekends in the summer pay to put in a septic if they didn't want to use the year round water. As long as the water corporation offers to shut it off and turn it back on we don't have to make them do a Title V. Rosemarie said it's a great idea because it's been a big worry for people. They have the cost of \$5,000.00 to buy in to the meter, but they also have to bring it in from the street to the house and they're getting estimates from \$1200 to \$2000 depending on how far they have to go. Offering to shut the water off will help the people who aren't winterized and if they want to make it year round, when they have more money, they can do that. As long as the water is not on in the winter, we don't have to make them do any of that. They won't even have to upgrade their line into the house; they can leave it 6" underground since it won't freeze if the water's off. Rosemarie said they've talked with a commercial plumber who is bidding for that portion of the job, and that can be done. They would only have to winterize like they do now. Rosemarie said one of the biggest fears for residents was the Title V. Chairman Poillucci said as long as the water can be turned off we can leave the seasonal people alone. The people that are turning the water on year round, value will be added to their property so they can go and borrow the money to upgrade the septic and they can legally stay there year round. Rosemarie asked if there was money available for Betterments. Chairman Poillucci said that they want to increase the amount in the fund knowing that this project is coming. The Betterment program requires no credit check and the town charges a 5% interest fee. The loans are available to any owners (excluding businesses, contractors, or corporations). Rosemarie asked if people that own house but rent them out would be eligible for this program since they are not eligible for any of the State or USDA programs. Chairman Poillucci said it would be up to the Board and he saw no reason why they would not be eligible since the loan amount is applied to the owners tax bill. He said he would rather the septic get fixed. Rosemarie said the USDA is offering grants up to \$7500.00 to pay for the water connection. To qualify you must be 62 and over and income qualified. The applications are available on-line at the USDA. There are also low interest loans available. She asked if the Betterment loans could be used for the water connections. Chairman Poillucci said no, he had asked that, but we cannot include that. The money the town borrows for this program can only be used for septic. He said that the town could possibly set up a sister program for water tie ins but it would have to be voted on at a town meeting. Rosemarie said that she didn't think the program could be in place in time since all the bids for construction are in and one contractor is ready to start everything all at once (all phases). There was a discussion about the Board possibly getting funds for water tie ins. Member Maxim asked how many homes were seasonal right now and were they informed that the water was going to be shut off. Rosemarie said there were 130 seasonal homes and that all 362 homes have been informed about the project. Chairman Poillucci said he checked with the town manager regarding getting additional funds for water tie ins. She said that it would require

legislative steps that would probably take a couple of years to get in place. Chairman Poillucci said that right now they were going to get more money put into the Betterment fund and it will be voted on at the next town meeting. Agent Bernardo asked if 130 homes are seasonal and it would be a fixed price and if you added more homes that monthly bill would go down. Rosemarie said the variables of how many residents sign up will affect the price with more homes signing on will reduce the price. There was a discussion regarding seasonal homes and water tanks and plumbing permits. Chairman Poillucci asked how the inspection process was going to work. Rosemarie said the contractor that wins the bid will have an independent "over-seer", someone hired by the water corporation and approved by the USDA to make sure the pipelines are installed correctly. He will need to check the day's work and sign off an approval that everything was done correctly. Member Spratt asked if they had a master list of every home and what water source they have. Rosemarie said they had their own customer list. She said the seasonal list is a private list so it's something they wouldn't share. Chairman Poillucci said that it really isn't a private list because if there is no record of water service then no one should be living in those houses. Member Spratt explained that the Board needs to know what types of water service people have because if they don't have water, the house can't be lived in. Rosemarie said it's been a private list because there would be punitive measures if the BOH found out someone used their house off season. Chairman Poillucci said that now they will be acting as semi-public utility, not their next-door neighbor and we have the right to know. Rosemarie said they do notify the BOH if someone goes off the seasonal water program. Chairman Poillucci said that the Board is the authority for potable water in houses and we need to know what is going on. There was a discussion about deed restrictions and seasonal restrictions. Member Spratt said explained that he didn't want residents to feel threatened by the BOH, they want to help the situation. Chairman Poillucci said the Board is here to help people. They will still need to follow the rules, but before they didn't have options, now they will have options.

Meeting with DEP – Chairman Poillucci said he met with Rita Garbitt and the DEP about the money for the Betterment program. He said they are going to ask at town meeting for 1 million dollars. Not that we will use 1 million dollars, but it's easier than going back to the State every time we need more money. There was a discussion regarding guidelines for Betterments provided by the DEP. There will be a vote to appropriate funds that will need to be ratified at the next meeting. Chairman Poillucci said:

Vote: to borrow 1 million dollars at town meeting to increase septic Betterment program
so moved by Member Maxim, seconded by Member Spratt.
Unanimous approval.

Discussion regarding meeting for ratification - a meeting of the BOH will take place Monday 11/6/17 at 5pm to ratify the vote to appropriate funds for the increase in funds for Betterment program.

Review and approve Board of Health meeting minutes from 10/18/17 –

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

Voted: to approve the Board of Health meeting minutes from 10/18/17 as typed.
Unanimous approval.

Adjournment –

Upon a motion made by Member Maxim, seconded by Member Spratt, it was:
Voted to adjourn the meeting
Unanimous approval