

**BOH Meeting Minutes 7/10/18 (5:00pm)**

Present were: Agent Bernardo, Chairman Maxim and Members Spratt Chairman called the meeting to order at 5:08pm. LakeCam was not present to record.

**Continued discussion on new proposed septic & well regulations – workshop**

Seasonal Wells - Drawing from a surface supply is not a grandfathered pre-existing condition for a seasonal conversion to year round. Agent Bernardo said pumping out of the pond would be considered a seasonal well. It is not considered a year round water source and must meet all setbacks. [adding 12.7]

Rentals - Rental properties in Lakeville MA must demonstrate to the Board of Health, an official Title V inspection every 3 years (for systems older than 20 years) and an annual well analysis per Board of Health parameters. In addition, upon request a rental housing inspection will be made available through the Board of Health office. Rental Properties are required to comply with CMR 410.000 Minimum Housing Regulations. All complaints will be investigated.

Water analysis – Water analysis shall be performed by a laboratory approved by the Massachusetts Department of Environmental Protection for microbiological and chemical analysis of drinking water. [change 15.1]

Analysis – The analysis pursuant to Section 15.1 shall contain, as a minimum, the following: Total Coliform Bacteria, pH, Ammonia Nitrogen, Nitrate Nitrogen, Iron, Hardness, Manganese, Sodium, Chloride, Magnesium, Copper, Arsenic, & Volatile Organic Compounds. [change 15.3] Gross Alpha required for only new construction.

Irrigation wells – Agent Bernardo asked if the Board wanted to be more stringent with irrigation wells than 10' from property line, 25' from a tank, and 50' from a leaching field. Board of Health members stated no. Regulations now read if you have municipal water, and you have an irrigation well it needs to be disconnected from the house or it needs to be tested.

Title V inspection – There was a discussion regarding nitrate nitrogen. Discussion was tabled and Member Poillucci arrived for the meeting.

**9 Vaughan** – Darren Michaelis from Foresight Engineering was present for discussion for variance requests. Chairman Maxim recused himself. There was a review of the plans. A request for a reduction of the setback of proposed leach field from the property's own water supply from 100' to 65' as shown per 310CMR Section 15.405(1)(g) was made. Also, a reduction of the set back of the proposed leach field from an abutting private water supply from 100' to 60' as shown per 310CMR Section 15.405(1)(g). This well will require relocation in the future due to its existing location (cellar of existing dwelling), and the existing SAS is circa 1959 and

will need to be replaced at the rear of the property and new well in front yard. Mr. Richard Turner (abutter – 7 Vaughan St) was present. Engineer Darren Michaelis explained the proposed plan and well setbacks to proposed leaching area. Mr. Turner was satisfied with the plan.

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

Voted: to approve the septic system plan at 9 Vaughan St. with the 2 variances requested.

Two in favor (1 abstention- Maxim)

**Continued discussion on new proposed septic and well regulations** – Discussion continued regarding Title V requirements on page 4 of an official Title V report which reads:

“The system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.”

Also to be incorporated into the draft regulations is the “Well Water Analysis For Title V, Septic Repairs/Upgrades, and Property Transfers” as well as the “Gross Alpha Policy”.

An additional discussion took place regarding the upcoming hearing on July 18, 2018.

Agent Bernardo stated the meeting has been properly advertised in the newspaper and has been posted in-house.

### **Adjournment –**

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

Voted: to adjourn

Unanimous approval.