

TOWN OF LAKEVILLE
Board of Health Meeting Minutes
February 3, 2016

The Lakeville Board of Health held a meeting on February 3, 2016 at the Lakeville Town Office Building. Board of Health Members present: Robert Poillucci, Derek Maxim and Christopher Spratt. Also present: Health Agent Perry and Administrative Assistant Jo Lima.

Chairman Poillucci called the meeting to order at 6:00 p.m. and noted that this meeting was being recorded by the Board of Health and LakeCAM.

9 Barberry St. – Brad Fitzgerald from SFG Associates was present for discussion, along with his client Rosemarie Walsh. Brad said because of the location of wells the septic system will need to go in the same place it is now. He was requesting they be allowed to design the system based on the old perc rates which was a 19 minute perc rate. Board members reviewed septic plans dated January 20, 2016 and an associated variance request letter dated January 19, 2016. Members were concerned about the high groundwater elevation since technically the existing test hole data has expired under local regulations. The number of existing bedrooms was also discussed since the two existing Title V Inspection Reports on file (1998 and 2015) document only two existing bedrooms. The same number was reported by the Assessor's Office now and previously. It was discussed that both of these issues can be addressed at the Open Hole Inspection by the engineer and the Health Agent. The previous design (existing failed system designed in 2001) was for three bedrooms but there are no records to document anyone confirmed it at that time with a walk thru. Brad stated it was their policy at that time to follow the three bedroom minimum design in Title V. Health Agent Perry's said his interpretation this was/is only for new construction and not for increases in flow with variances and undersized lots (with respect to nitrogen loading). A "no increase in flow" restriction was required in 2001 for whatever number of bedrooms was there at that time which would have been what the property is restricted to now, with respect to the recorded deed restriction. A member was concerned with the slope of the existing non-conforming sewer pipe, which has multiple bends, and the fact that the tank is not a two compartment tank as currently required, and that the existing tank is closer than the existing required setback to the foundation, without the required variance they should have had. The existing tank will need to be pumped empty and inspected as part of the repair, to determine if it will need to be replaced at that time. If not replaced, a larger (6" minimum) effluent filter will need to be installed at tank outlet to mitigate the variance for the two compartment tank. The Open Hole Inspection is to be documented on as-built plan; but a percolation is not necessarily required unless it is determined at that time. Lastly, decreasing the size of the leaching field from the square footage (35 chambers to only 24) required for a three bedroom system to a two bedroom, would only gain an additional three to six feet of horizontal separation, depending on how it is redesigned. Members would not mandate the leaching system be redesigned/reduced to maximize well setbacks as recommended by the Agent Perry. It was also noted that the wells were deep. Brad stated the abutter was notified about the meeting, and the owner Rosemary Walsh stated that the abutter also previously waived his right to have his well tested as required, which infers that he was probably not too concerned.

Upon a motion made by Member Poillucci and seconded by Member Maxim, the Board:

VOTED: To approve all requested variances listed on letter dated January 19, 2016 with the addition of the LUA SAS setback from 20 to 19 feet to foundation stipulating a larger effluent filter if keeping tank, while ensuring 1% min. slope is maintained for sewer piping to tank. Unanimous Vote in Favor.

Planning Board Review & Comment

Ledgewood Estates, Off Pierce Ave. – Board Members reviewed a Residential Subdivision Plan dated January 5, 2016.

Upon a motion made by Member Maxim and seconded by Member Spratt, the Board:

VOTED: To send a letter to the Planning Board stating that with the limited information they were given, they saw no health issues involved. Septic Plans have not yet been submitted to the Board of Health for review. Unanimous Vote in Favor.

Acceptance of January 6, 2016 Board of Health Meeting Minutes – Members reviewed the minutes.

Upon motion made by Member Maxim and seconded by Member Poillucci, the Board:

VOTED: To approve the January 6, 2016 Board of Health Meeting Minutes as typed. Two in favor, one abstention (Chris Spratt).

Acceptance of January 20, 2016 Board of Health Meeting Minutes – Members reviewed the minutes.

Upon motion made by Member Maxim and seconded by Member Spratt, the Board:

VOTED: To approve the January 20, 2016 Board of Health Meeting Minutes as typed. Unanimous Vote in Favor.

FY17 Annual Budget Discussion

Members reviewed the Munis FY2016 budget report as of January 31, 2016. Administrative Assistant Lima also provided members with a report that deducted invoices that were not yet included in the Munis report but listed actual account balances to date. There was some discussion about a software program that would specifically cater to the needs of the Board of Health Office to make the day to day operations easier and more organized. Chairman Poillucci asked Agent Perry to look into a couple of different companies, gather some figures and present it at the next meeting for further discussion. He also asked to look into when the Capital Expenditure Requests were due. Member Maxim asked when the Long Range Personnel/Space Needs report was due. Administrative Assistant said she would find out and get back to them.

Upon a motion made by Member Poillucci and seconded by Member Maxim, the Board:

VOTED: To adjourn the meeting at 6:50 PM. Unanimous vote in favor.

Accepted as Typed
02-07-16JL