

## BOH Meeting Minutes 4/19/2017

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

**131 Staples Shore Rd** Outback Engineering was present to discuss the fact that the well site was moved and a different variances were needed: a reduction of setback between proposed well to proposed septic from 100' to 56', and reduction of setback from well to abutters septic from 100' to 63'. It was suggested that an additional variance of 5' from the property line (if Conservation approves) be given. Member Maxim made a motion to approve the well relocation and adding a variance of 5' from the property line. Seconded by Member Spratt. Unanimous approval.

**23 Hilltop Acres Drive** Zenith Consulting was present to discuss the septic upgrade. There was a discussion regarding the placement of the new septic system with an Advantex treatment system. It was decided due to the lot there was no better placement option for the new system. Notification was sent to Taunton Water Department and New Bedford Water Department. There was no response from either department. A deed restriction will need to be filed for a 2-bedroom no increase in flow and an AdvanTex treatment system with requires a renewable O&M agreement. Member Maxim made a motion to approve the system as shown. Seconded by Member Spratt. Unanimous approval.

**169 Main St** Darren Michaelis of Foresight Engineering was present. Member Maxim recused himself. Wetlands in the backyard are also a tributary so the system will be moved to the front yard. There is a shared well so there needs to be a variance (the abutter was notified), there is also a variance to the foundation from the system from 20' to 10' and a liner will be installed on the foundation side, and a variance from 10' to 5' for the tank. A well location will be shown on the plan in case someone wants to put one in. The current well is located on the property line with each house having their own pumps and pipes going to the well. There is no existing

paperwork at the Registry of Deeds discussing the shared well. Margaret Leonard and her son commented on the abutting property which was surveyed in the late 1990's, showing the well is actually on her property. There was a lengthy discussion regarding the property line, well and the setbacks to the septic. Chairman Poillucci explained that the Board of Health does not have the right to tell the homeowner that they need to share the well or not. That would be a legal issue that would need to go to court. It was stated that it would be considered an implied easement because it has been shared for so long. The current plan is designed so that both homeowners could have a new well and it would not be affected by the septic system. Chairman Poillucci made a motion to continue this item for 2 weeks.

**17 Heritage Hill Drive** Richard Rheume with Prime Engineering was present to discuss a proposed safety net on either side of the driving range. The proposed fence/net will not interfere with the protective radii of the well or existing sewer line.

**4 Alberta Lane** Eric and Jennifer Hartman were present to discuss their proposed stable. Chairman Poillucci stated that Jared Darling went out to inspect the proposed site and it did meet all the BOH requirements. Nate Darling was putting a condition on the building permit as long as Conservation was ok with the site. Chairman Poillucci said he was inclined to approve the stable permit subject to Conservation approval. He explained that even though the property at 4 Alberta did not show wetlands, if over the property line there are wetlands, then there are still setbacks that would apply. BOH has been making people survey when so close to the setback to make sure that the stable isn't past the setback. The homeowner stated that she had someone survey the property so it wasn't a problem to prove the stable is within the setback. Carol Lewis from 12 Lang Street stated she was never notified, but her son saw the flags and noticed digging had taken place and there were stumps thrown on to her property. There was a discussion regarding notification of abutters (certified mail receipts were turned in, but green signature cards were not collected at the meeting). The only abutter not notified was 18 Alberta Lane. The vote will be continued for 2 weeks, however, discussion from the abutters will be heard. It was questioned how many horses were to be stabled. The homeowners stated there will be 4 horses and it was verified that there is enough land. It was also stated that the manure will be hauled off site weekly. This item is continued for 2 weeks, pending notification to the abutter at 18 Alberta Lane and a site visit by Conservation.

**5 Hollis Avenue** Nicole Hebert, Paul Gouveia, and Darren Michaelis were present. Title V was done on 12/24/16 by Darren Michaelis and the system passed. The property was sold to Nicole Hebert 1/31/17. The day of the walk-thru there was water breaking out of the D-box. The toilet handle was stuck in the on position flooding the field. The homeowner called a septic pumper who went out and installed a float. The system has since broken out again and the leach field is in failure, the tank is not broken, the water was running back from the leach field and bubbling out of the bottom of the tank. Darren Michaelis was called when the system broke out, he popped the pump chamber and dug up the D-box, it was completely flooded and the pump was cycling. They shut the pump off completely, the D-box drained back to normal levels and there was no disturbance in the tanks and no flow from anywhere so the tanks weren't leaking. The pump was working, so it was probably a float issue. But the amount of water flowing into the leach field made it unrecoverable. Darren said he felt the system was fine and passed the Title V inspection a month before the sale (and they were able to use that report for the sale) but the broken toilet flooding the field made the system unrecoverable along with all the rain. Darren felt that they could take out the old leach field and replace it with a system with more chambers. He stated he would not charge her for an as-built, and possibly the homeowner could get a betterment loan. Chairman Poillucci asked if the system dried out if a few more chambers could be added to it. Darren felt the whole system was saturated and the sewage was right at ground level bubbling out of the ground. With the sand if it never truly dries out it's not going to recover especially with the heavy rains. The tanks for this system were replaced in 2014 and the leach field was installed in 2004. There is a new water softening system in the house and the discharge is not in the system it is unknown if the old water softener was. There was a brief discussion regarding the betterment loan program and Chairman Poillucci said possible grants could be available according to a meeting that took place with Charlie Kaniecki, a consultant. Darren Michaelis volunteered to do all the engineering work for the homeowner at no cost provided they don't need another perc test. Darren suggested digging out the system, do a deep hole to determine the water table, and add the 24 or 18 chambers- three rows of twelve. Darren said he would figure out a cost so the homeowner could start the process for a betterment loan. Member Maxim questioned if abutters would need to be notified. Darren said there would be no changes to the setbacks, all they would do is add more chambers, if any of the distances change on the as-builts he would notify the abutters. Chairman Poillucci felt abutters should be notified. Darren said he would work up a plan and submit it as he normally would with a work permit and then notify the abutters.

**7 Hilltop** The homeowner was not present at the meeting to discuss a new well. Continued to next meeting.

**19 Carriage House** Member Maxim wanted to know when the original system was installed and if the tank is over 20 years old, do they want to grant a variance to keep it, and the depth of the system. Continued to next meeting.

**Water Analysis Requirements** Discussion regarding existing home needing a new well and septic, if the septic can go in first. Member Maxim said according to regulation 18.1 a septic repair or upgrade permit must have a current water analysis to show water adequacy. It was then discussed that if an existing house is installing a new well it does not have to test for Gross Alpha, only new houses on new lots must test for Gross Alpha.

**Town Nurse** The current Town Nurse agreed to stay for another year for a stipend of \$2000.00. Member Maxim made a motion to approve a \$2000.00/year stipend to the hired nurse. Seconded by Member Spratt. Unanimously approved.

**Meeting minutes for 3/30/17 Executive Session** Chairman Poillucci recused himself from the vote. Member Maxim made a motion to approve the meeting minutes as typed. Member Spratt seconded. Unanimously approved.

**Body Art Complaint** Member Spratt will follow up on the complaint and action taken and update the other Board members at the next meeting.

**Non-compliances** continued to next meeting.

**Health Agent job posting** there was a brief discussion regarding the Health Agent job posting.

**Plan Reviews** several plans were reviewed

**Reorganization of Board** Member Maxim made a motion to make Bob Poillucci Chairman of the Board of Health for the year 2017. Seconded by Member Spratt. Unanimous approval. Chairman Poillucci made a motion to make Member Maxim the second member of the Board of Health. Seconded by

Member Spratt. Unanimous approval. Chairman Poillucci made a motion to make Member Spratt the third member of the Board of Health. Seconded by Member Maxim. Unanimous approval.

Member Maxim made a motion to adjourn, seconded by Member Spratt. Unanimous vote.

Accepted  
as typed  
5/3/17 lc