

## BOH Meeting Minutes 5/17/2017

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

**17 Parkhurst** – Nyles from Zenith Consulting was present. After the fact local upgrade approvals for the installed Presy system 1) reduction of distance to property line from 10' to 9' (actual distance is 9.7') 2) reduction for leaching field from 20' to 18' from crawl space. The field couldn't be moved two feet because it would make it two feet closer to the property line. There isn't an as-built until the finished grade, after the system is backfilled, so the installer wouldn't have known he was too close. Nyles stated it wasn't a health issue, but it was a local upgrade variance they did have to ask for. There was a discussion regarding the driveway and the placement of the septic system. Member Maxim made a motion to approve two after the fact upgrades approvals for 17 Parkhurst Drive: 1) local upgrade approval from section 310 CMR 15.211 requiring SAS to be at least 10' from the property line to 9' 2) local upgrade approval from section 310 CMR 15.211 requiring SAS to be 20' from the crawl space to 18'. Seconded by Member Spratt. Unanimous approval.

**5 Pine Haven Lane** - Nyles from Zenith Consulting was present to discuss the existing 2 bedroom dwelling on Long Pond with failed cesspool. The leaching system is able to be placed 400' away from the pond. Local upgrade approvals are being requested for: 1) Local upgrade approval from section 310 CMR 15.211 of Title V which requires the septic tank to be at least 10' from cellar or crawl space. Reduction requested from 10' to 9' from crawl space/cellar. 2) Local upgrade requiring septic tank have 3' of cover, increase to 5' of cover. 3) local upgrade requiring 50' from private drinking water supply well to 30'. 4) a variance from Title V requiring pump chamber to be at least 50' from a private drinking water supply well. A reduction is being requested from 50' to 25'. 5) variance requiring the septic tank inlet and outlet invert elevations be at least 12" above the high ground water elevation. A reduction from 12" to within the water table is requested. 6) variance from Title V which requires the pump chamber inlet and outlet invert elevations to be 12" above high ground water elevation, reduction requested to within the water table. 7) variance from Title V requiring the septic tank to be at least 400' from surface water supply or tributary thereto. A reduction to 60' is requested. 8) variance from Title V requiring the pump chamber to be at least 400' from a surface water supply or tributary. A reduction to 60' is requested. Member Maxim asked about the rigid insulation with a 2' burial depth. Nyles said it was for frost protection, with long runs they always add rigid insulation. Chairman Poillucci asked how much water is going to be in the pipe. How much of the tank will fill back up by the time it leaks out. Nyles said the drain back volume is almost 64 gallons per dose. The dose is 220, with only 1 dose daily since the flow is small. Member Maxim asked if anything else was being done with the pump tank because there was 5' of cover on it. Nyles said they were planning to do a manhole cover, but was open to suggestions by the Board. They could do a larger access port if needed or a hatch. There was a discussion regarding the type of cover needed for accessing the pumps. Jay Manning was present (step-mother is Virginia Manning) the plans that were sent to him didn't have the alternative well site. He wanted to know where the site was. After a brief discussion it was decided that anything within 75'

of the well would be sleeved. Member Maxim made a motion to approve 5 Pine Haven Lane septic repair as drawn with sleeving, 2-inch pipeline, 4" pvc, approximately 130' of sleeving from the septic tank towards the d-box. Member Spratt seconded. Unanimous approval.

**206 Hemlock Shore** – Jon Pink was present for Azor Land Sciences on behalf of Anthony Zucco. A reduction in the setback of SAS and septic tank to surface water supply from 400' to 230' is requested. If the system is moved to the back of the property, it would be within 100' of wells. The dwelling is to be torn down and there is a proposed plan for plumbing. Under the driveway will be sleeved with 6", two wells are to be abandoned. Member Maxim made a motion to approve 206 Hemlocks Shore Rd as drawn septic repair with 1 local upgrade, the reduction in setback of SAS and tank to the water supply from 400' to 230'. Seconded by Member Spratt. Unanimous approval.

**401 Bedford St.** - Jon Pink was present for Azor Land Sciences on behalf of Bruce and Nancy LaFave. Presby system to be installed- waiver of effluent filter requirement. Mr. Pink stated that since they are working with existing invert the corner of the system is 42" deep in the ground as opposed to 36". It is only a portion of the system that is over 3'. The new system is going in the same spot as the old system. A Presby system is being installed due to the sand being so fine and the Presby system would be better. Member Maxim made a motion to approve the septic repair at 401 Bedford St. as drawn, with 1 local upgrade request for depth 42" below grade, and BOH waiver for no filter. Seconded by Member Spratt. Unanimous approval.

**78 Pierce Ave** - Discussion regarding possible deed restriction. The builder for Frank Blachly was present, he stated he is looking for a certificate of compliance for the septic system, an as-built was submitted months ago, but Larry didn't want to release it until the gross alpha was corrected. A new filter system was installed; there is a letter from Jason at Outback Engineering stating that a filtration system was installed. Chairman Poillucci stated that a deed restriction was needed. The deed restriction is to notify future buyers that there was gross alpha and that a filtration system was installed and needs to be maintained. There was a brief discussion regarding gross alpha. The property owner stated that this was a large parcel of land and he did not want to put a deed restriction on the entire parcel for a well that is next to the house. He asked if the deed restriction could reflect that 'that this well, next to this house has this issue'. Chairman Poillucci said that the deed restriction only goes with the well for that house; if the property is subdivided the deed restriction only goes with that particular house and well. There was a brief discussion regarding the finish grade and gross alpha.

Member Maxim made a motion to adjourn. Seconded by Spratt. Unanimous.

Accepted as typed 6/7/17 lc
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