

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

*Town Clerk's Time Stamp
received & posted:*

*48-hr notice effective
when time stamped*

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	BOARD OF HEALTH
Date & Time of Meeting:	Wednesday, December 20, 2023 @ 6:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA
Clerk/Board Member posting notice:	Lori Canedy

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

Please ask if anyone is recording the meeting and announce that LakeCAM is recording

1. **8 Virginia Drive** - continued from December 6, 2023, meet with Zenith Consulting Engineers, LLC - to be continued to 1/3/24.
2. **28 Cross Street** - Meghan Young - new stable permit.
3. **13 Main Street** - meet with Zenith Consulting Engineers, LLC. to discuss requested waiver.
4. **Review and approve meeting minutes**
 - October 4, 2023
 - July 6, 2023
5. **Discuss the recent BOH Agent's pending items**

Any other business that may properly come before the Board of Health

Please be aware that this agenda is subject to change. Should other issues arise requiring immediate attention by the Board of Health after the posting of this Agenda, they may be addressed at this meeting.

To :
Town of Lakeville
Board of Health

Thank you for reviewing my stable permit application for 28 Cross St. This letter is to request a waiver from Lakeville Board of Health Equine Stable Regulation #3

"3. Paddock, manure pile or equine pen shall not be located within 20 feet of any street layout or property line."

We request a reduction of the minimum setback distance of 20 feet from a property line to the paddock to 9 feet.

Our property was once one parcel with the lot next door, 26 Cross St. When it was split the existing barn became only 20 feet from the property line. We are hoping to put the fence 9 feet from the property line so the paddock can be a sufficient size . This will also give us the ability to have a gate on that side of the paddock/barn to reach the horses.

Please let us know if you have any questions

Thank you for your time ,
Meghan Young
508-208-3722

RECEIVED
DEC 13 2023
BOARD OF HEALTH



The Commonwealth of Massachusetts
Town of Lakeville

Board of Health
(508) 946-3471
(508) 946-880
(508) 946-3971

NEW STABLE PERMIT APPLICATION

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in Accordance with the provisions of the Statutes relating thereto and in accordance with the rules and regulations made under authority of said statutes.

Meaghan Young

(Full name of applicant or business)

28 Cross Street

(Stable Location, Street address, do not list P.O. Box)

Barn

(Type of building, Barn, Shed or other)

Said building measures 51 by 22 feet and contains 5 stalls.

I am applying for a total of 6 equine, but currently have only 0 in

said **TOWN OF LAKEVILLE** in accordance with the rules and regulations made

under authority of said Statutes. I understand when any additional equine are brought

onto my property, I will notify the Board of Health Office and pay the applicable fee.

Mailing Address (if different from Stable location)

Meaghan Young
Signature of Applicant

Manure Management (check one)

28 Cross Street
Address

Hauled off site _____

Composted

Other: _____ (please explain below)

Compost can haul out

any excess

For Boarding Stables Only:

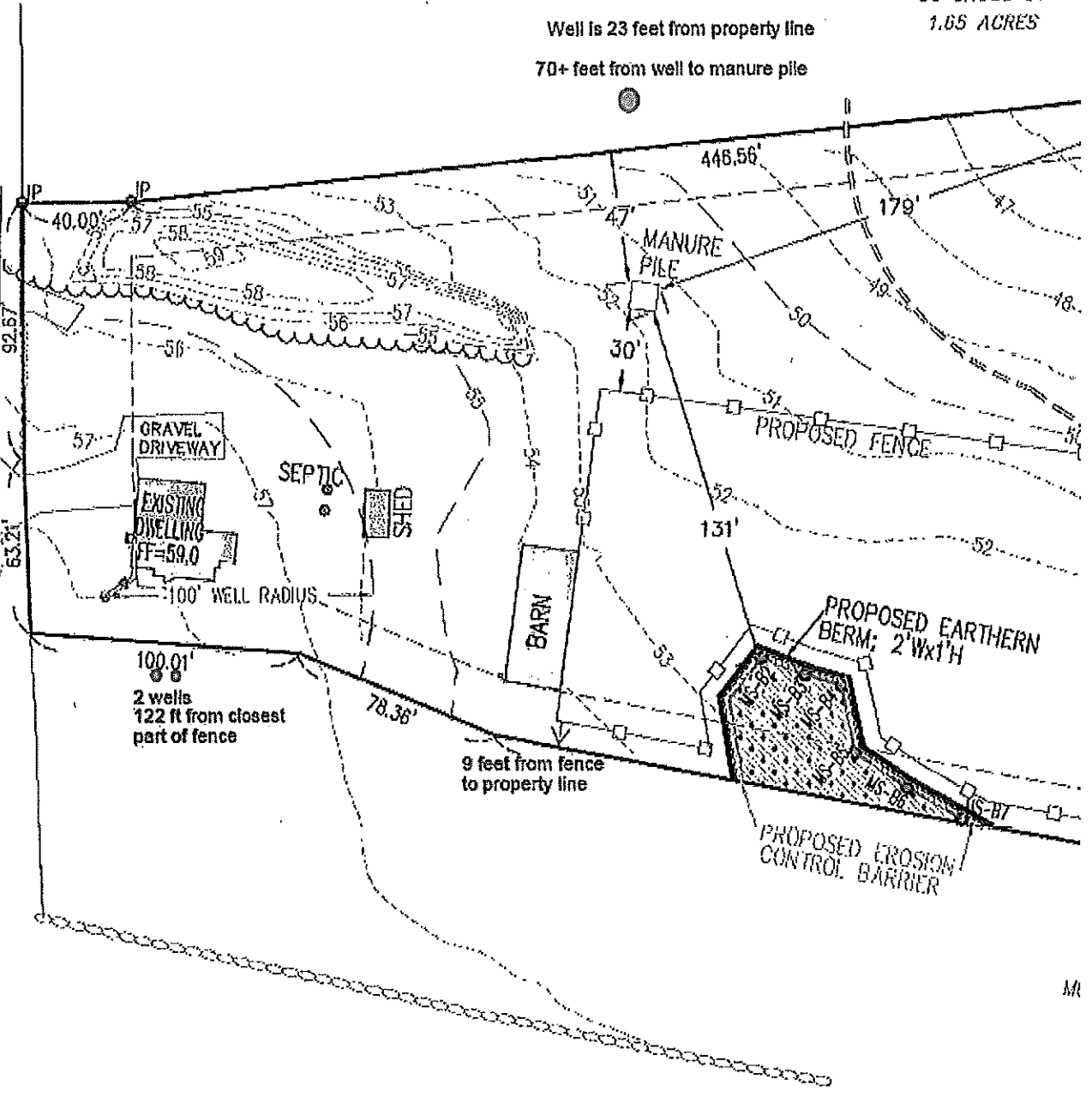
Social Security Number or Federal Identification Number

(For Board of Health Use Only)

MAP 22, LOT 3-30
 N/F
 RAKOSKI RICHARD H & MAR
 DEED Bk. 38789 Pg. 1
 30 CROSS ST
 1.65 ACRES

Well is 23 feet from property line
 70+ feet from well to manure pile

CROSS STREET
 (PUBLIC - VARIABLE WIDTH)



Fran Lawrence, Part time Board of Health Clerk

From: Edward Cullen
Sent: Tuesday, December 12, 2023 8:06 AM
To: Fran Lawrence, Part time Board of Health Clerk
Subject: FW: Stable permit 28 Cross St
Attachments: Edward J Medeiros Abutter Letter.docx; BOH meeting- Abutter Letter.docx

Hi Fran
Can you please include the sketch and letter in the board members packets.
Thanks
Ed

From: Meghan Young <meghanyoung140@gmail.com>
Sent: Monday, December 11, 2023 6:29 PM
To: Edward Cullen <ecullen@lakevillema.org>
Subject: Stable permit 28 Cross St

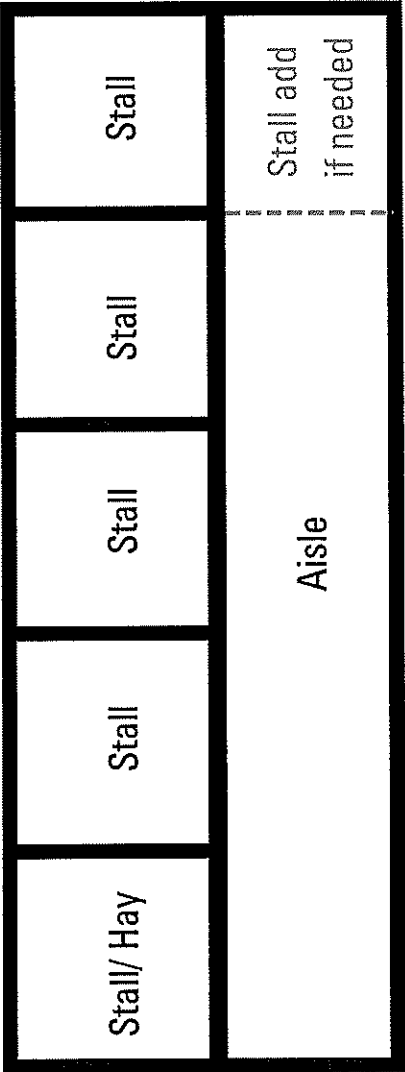
Good evening Ed,

I hope you had a nice weekend. Today I mailed the check and waiver request letter to the Board of Health. I also sent out the Abutter letters with certified mail. Please see letters attached. For the property we would be close to the fence with, I did a more descriptive letter. I have coordinated with the barn inspector to have them out prior to the 12/20 meeting. I have also attached a rough drawing of the barn layout. Please let me know if there is anything else needed or you have any questions.

Thank you,

Meghan Young

508-208-3722



Stalls approximately 10x12 feet

12/11/2023

Dear Edward J Medeiros,

Happy Holidays! We hope you and your family are doing well. This letter is to officially inform you as an Abutter that we (Meghan Young and Christopher Guarino) are applying for a Stable Permit at our home at 28 Cross St Lakeville, MA.

We will be putting in a fence to contain the horses. I would like to put the fence 9 feet away from the property line that 28 and 26 Cross St share on our side.

If you have any questions, please feel free to call at 508-208-3722. There will be a Board of Health meeting 12/20/2023 at 6 PM at the Lakeville Police Station.

Sincerely,

Meghan Young & Christopher Guarino

December 11th, 2024

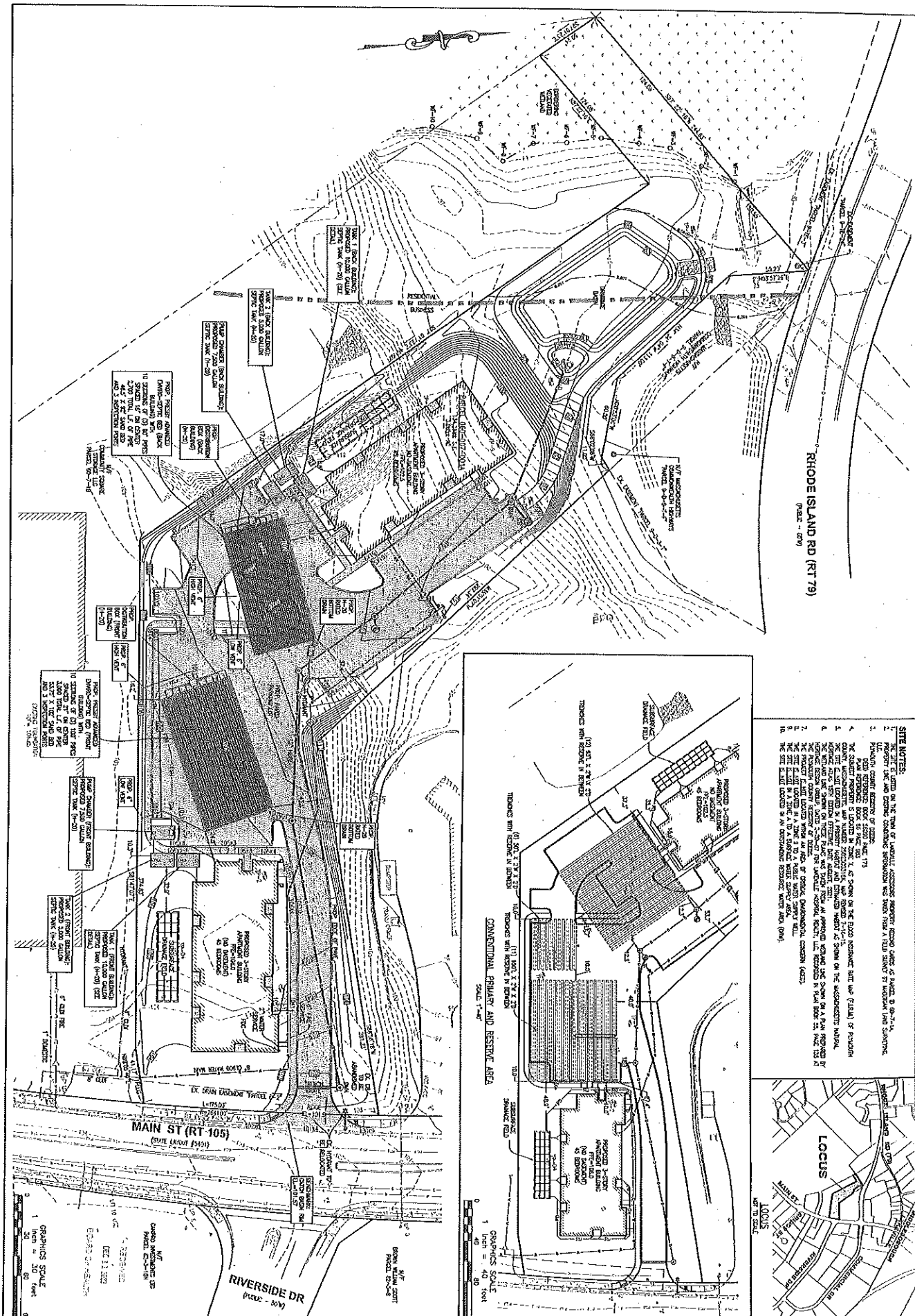
Hello Neighbor,

Happy Holidays! We hope you and your family are doing well. This letter is to officially inform you as an Abutter that we (Meghan Young and Christopher Guarino) are applying for a Stable Permit at our home at 28 Cross St Lakeville, MA.

If you have any questions, please feel free to call at 508-208-3722. There will be a Board of Health meeting 12/20/2023 at 6 PM at the Lakeville Police Station.

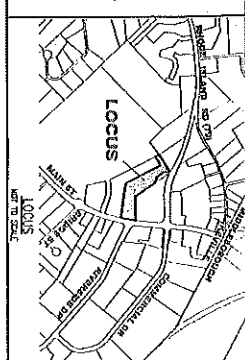
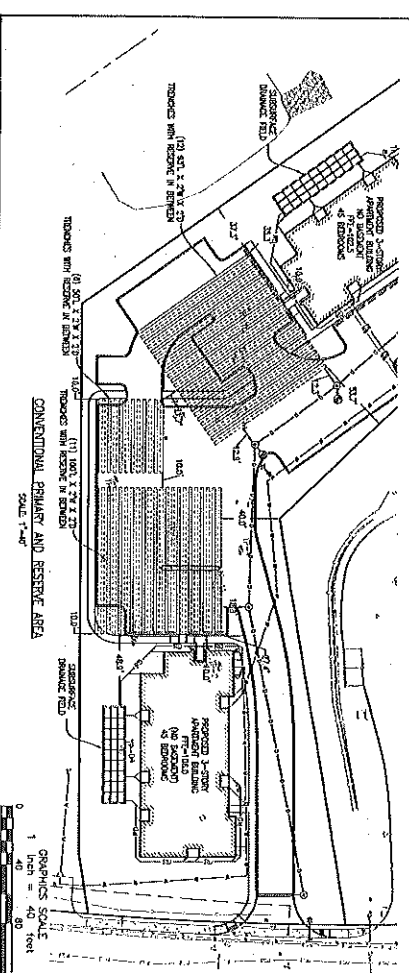
Sincerely,

Meghan Young & Christopher Guarino



RHODE ISLAND RD (RT 79)
 (PAGE - 079)

- SITE NOTES:**
1. PROJECT IS TO BE CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS, 815 CMR 7.00, AS APPLICABLE.
 2. THE PLAN SHOWS THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS) AND THE PROPOSED CONSTRUCTION OF THE SEWER MAINS AND MANHOLES.
 3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS, 815 CMR 7.00, AS APPLICABLE.
 4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS, 815 CMR 7.00, AS APPLICABLE.
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 8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS (DEA) REGULATIONS, 815 CMR 7.00, AS APPLICABLE.



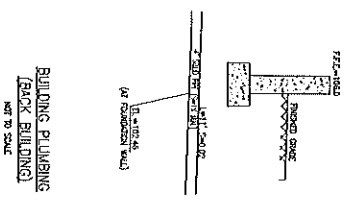
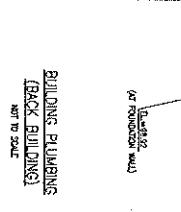
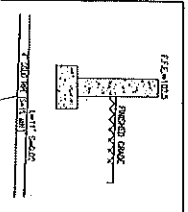
SHEET NO.	DATE	REV.	DATE	DESCRIPTION	BY	APP.
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ZCE
 ZENITH CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (603) 947-4208

**SUBSURFACE SEWAGE DISPOSAL SYSTEM
 NEW CONSTRUCTION**
 13 MAIN STREET
 LAKEVILLE, MASSACHUSETTS

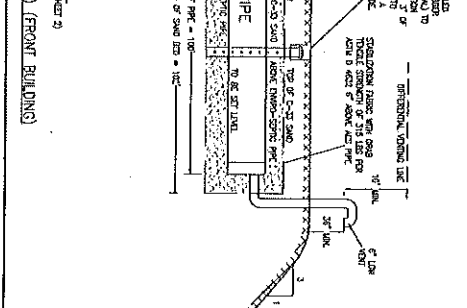
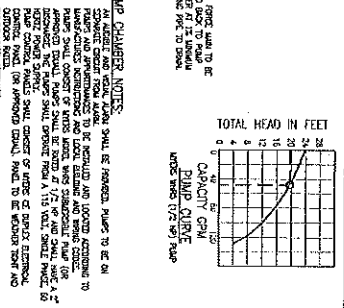
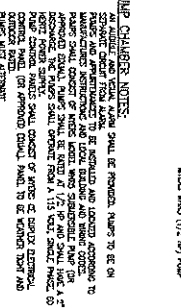
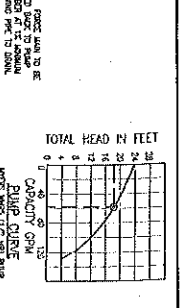
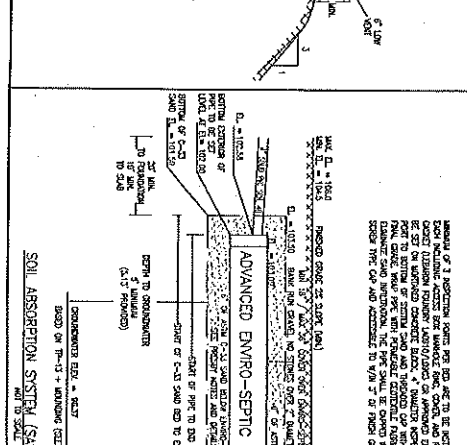
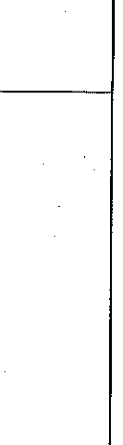
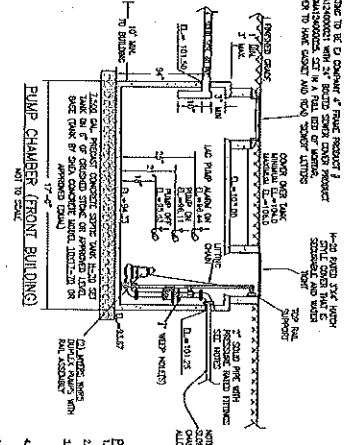
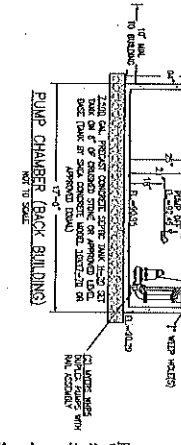
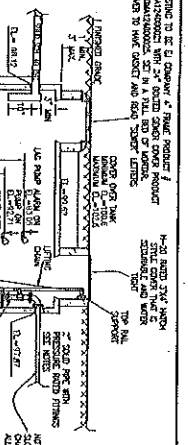
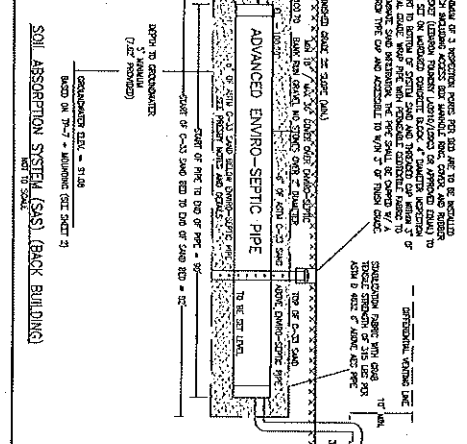
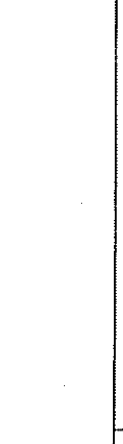
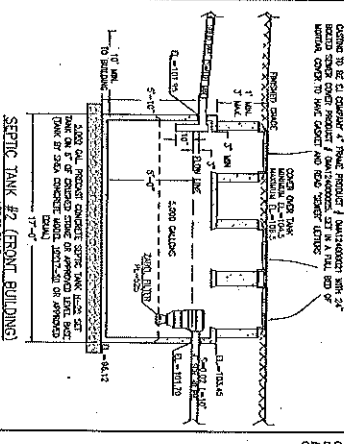
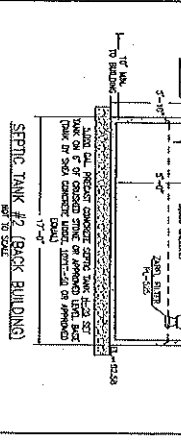
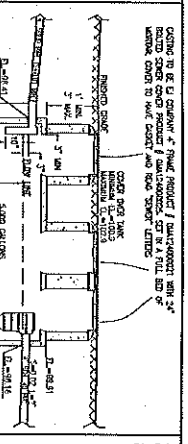
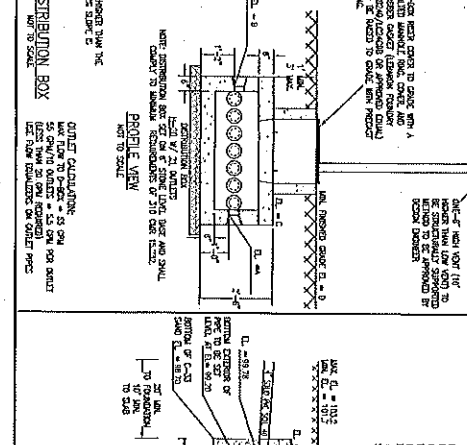
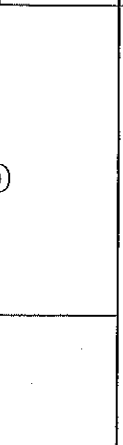
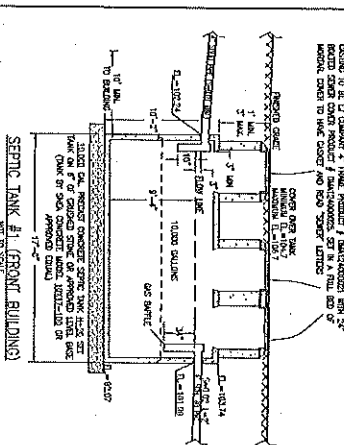
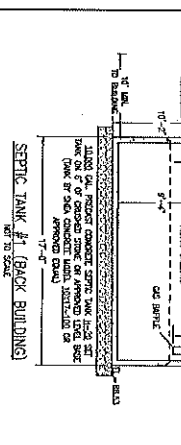
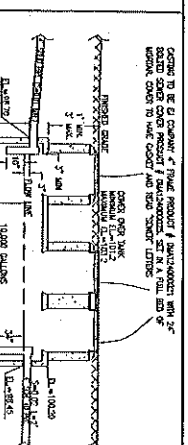
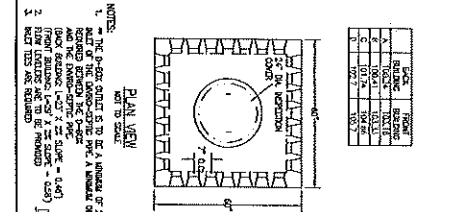
BLUE FIN REALTY
 650 CENTER STREET, SUITE D
 MIDDLEBOROUGH, MASSACHUSETTS

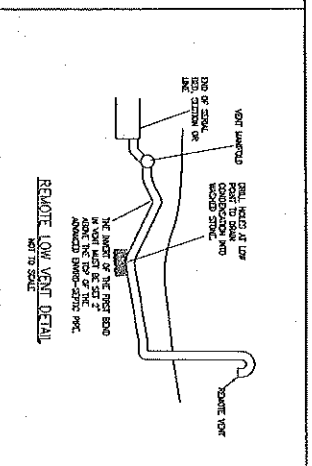
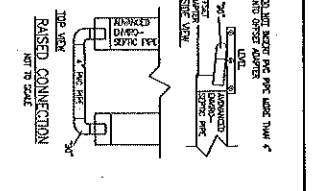
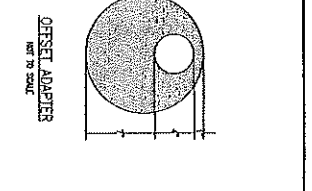
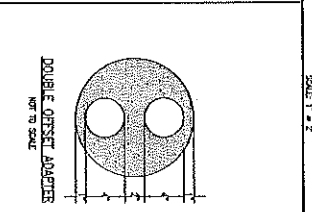
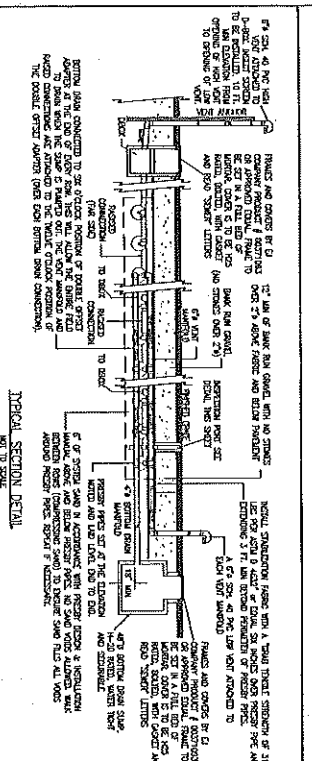
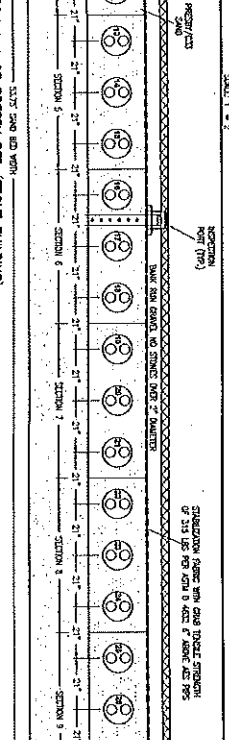
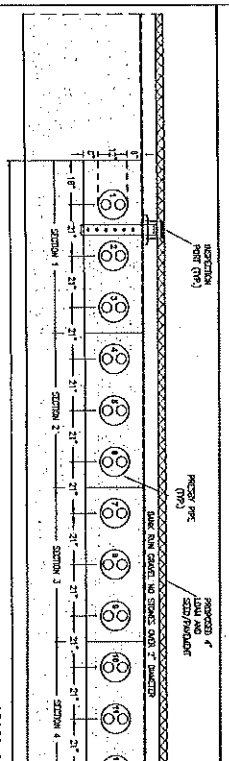
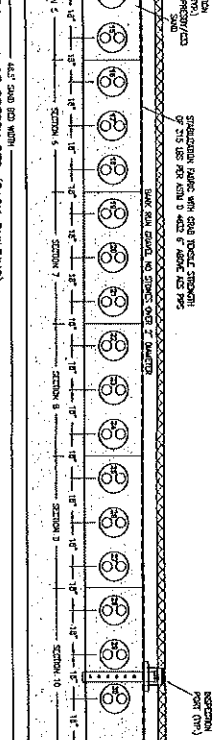
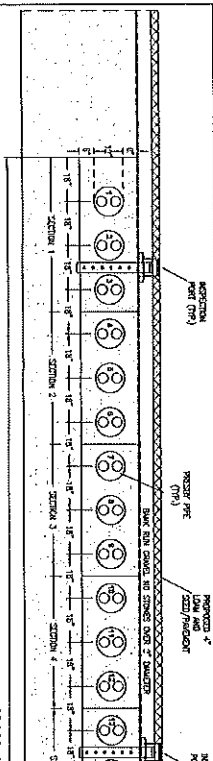
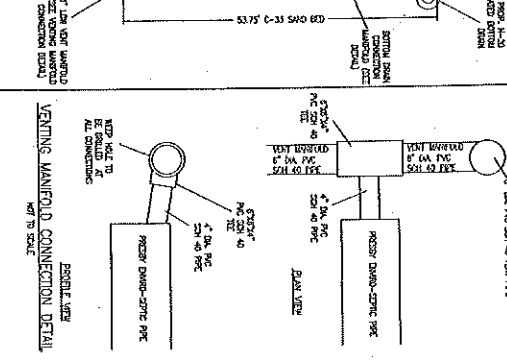
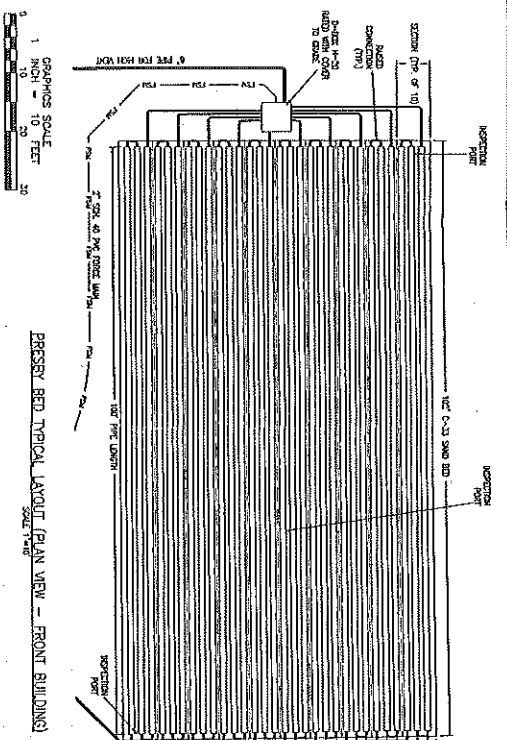
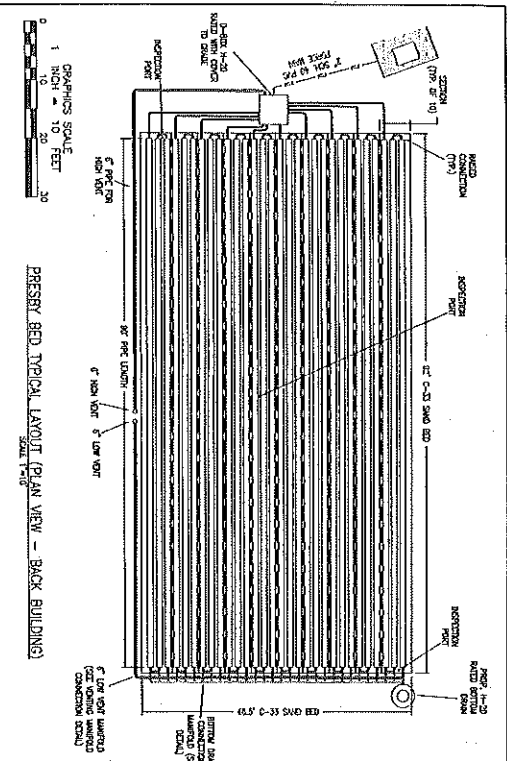
DATE: DEC 11, 2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 APPROVED BY: [Name]



SEPTIC TANK COVER SET STAINS

NO.	DATE	BY	REMARKS
1	12-5-23	NTS	ISSUED FOR PERMIT
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SUBSURFACE SEWAGE DISPOSAL SYSTEM NEW CONSTRUCTION 13 MAIN STREET LAKEVILLE, MASSACHUSETTS BLUE FIN REALTY 656 CENTER STREET, SUITE D	DATE: 12-5-23 PROJECT NUMBER: 054-12-01 SCALE: AS SHOWN SHEET NO: 12	DESCRIPTION: PRESBY BEDS AND VENTILATION MANIFOLDS BY: [Signature] APP: [Signature]	ZCE ZENITH CONSULTING ENGINEERS, LLC 3 MAIN STREET LAKEVILLE, MA 02347 PHONE: (508) 847-4200	
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Town of Lakeville
Board of Health
October 4, 2023 6:00pm

Members present: Chairman Spratt, Member Maxim, Member Poillucci, and Health Agent Ed Cullen. Chairman Spratt called the meeting to order at 6:00pm. LakeCam was present to record.

6 Beechtree Drive - Meet with Outback Engineering Inc. to discuss requested Local Upgrade Approvals. Jason Youngquist from Outback was present for discussion along with contractor Frank Alizio. Mr. Youngquist said this was the house that burned down back in February. This property has a cesspool in the water table. They are proposing a 3500-gallon tight tank due to lot limitations. They are meeting with Conservation next week since they are within the buffer zone to the pond. Chairman Spratt asked where the driveway was located. Mr. Youngquist said the plan they submitted to the Board did not show the driveway. They did revise the plan for Conservation because they wanted some notes on it about the disturbed area being loamed and seeded, so they added the driveway on the plan. He distributed revised copies that showed the driveway. Member Maxim said if in the future they wanted a new treatment system, the Board has allowed it. Agent Cullen said he did look at the well when they were doing the perc, and it is pretty far away, but with a fire like that he recommended testing the well. Mr. Alizio said they planned on pumping it off and testing it.

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

Voted: to approve the local upgrade of a reduction of the required setback between the proposed tight tank and surface water supply from 400' to 95' per 310 CMR.
Unanimous approval.

Recommend to the Select Board to appoint Gabby Almeida and Shallyn Rodriguez as new Shared Services Health Specialists for the period of November 1, 2023 through October 31, 2024 - Agent Cullen said every town in Massachusetts is now part of a collaborative. Lakeville is in a group with about six other towns. What they do is hire personnel for that group, and we share them. They do both food inspections and Title 5. They don't have a lot of experience in Title 5 right now, but we're working with them and getting them up to speed and they're supposed to cover for us. All the other towns are doing it, it's Westport, Rochester, Freetown, Mattapoisett, and Marion in the group and they will be shared with all of those towns. Member Maxim asked if the town had to pay for those services. Agent Cullen said the State pays their salaries.

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

Voted: to recommend to the Selectmen to appoint Gabby Almeida and Shallyn Rodriguez as our new Shared Services Health Specialists for the period of November 1, 2023 through October 31, 2024.
Unanimous approval.

Discuss recent BOH Agent's pending items - Agent Cullen said they have tested 26 mosquitoes for EEE, with the closest one being in Raynham. Prior to this it was out in Southern Worcester County, but now it's in our area. Hopefully there will be a frost. It's usually in October, but given the weather, it's tough

to know when it's going to come. There are no human cases of EEE, but there have been 3 cases of West Nile. But, West Nile is a lot less deadly. With EEE, it's a 50% mortality rate, 50% of people will die, the other 50% will have long-term consequences. Since it is in our area now, residents are urged to take extra precautions with mosquitoes.

There was a brief discussion regarding the regulation changes and the public hearing. The regulation changes will be posted on the Board of Health website.

Announcements - Chairman Spratt said the Board of Health would like to inform the town residents that the yearly animal inspections will be proceeding and be conducted by the Lakeville Animal Inspectors from now until the end of the year. Chairman Spratt said the legal notice for the public hearing would be in the paper this week and next week. The hearing is for the proposed changes to the Board of Health regulations pertaining to subsurface disposal systems and water. The proposed changes are either available online or from the office of the Board of Health during business hours.

Covid - Member Maxim asked if there was an increase in Covid cases. Agent Cullen said that they go by hospitalizations now, so it's tough to follow how much is out there. The number of hospitalizations had increased, but was no leveling off. Usually, Halloween starts the increase in cases, followed by Thanksgiving and Christmas. Agent Cullen said the Board of Health does have some tests. He said the federal government was offering 4 tests. There is a link on the Board of Health website to request test kits.

Adjournment - (6:26pm)

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

Voted: to adjourn.

Unanimous approval.

Town of Lakeville
Board of Health
July 6, 2023 6:00pm

Members present: Chairman Spratt, Member Poillucci, Member Maxim, and Health Agent Ed Cullen. Chairman Spratt called the meeting to order at 6:00pm. LakeCam was present to record.

11 Apple House Road - Discuss a complaint from a resident regarding a sewage pumping company. Agent Cullen explained that the owners of 11 Apple House Road called a septic pumper to come out and pump out their system. Normally, a check would be left on the door. The pumper went out and pumped the system and then realized there wasn't a check on the door. He then pumped the contents back into the tank. It isn't legal to pump out to a non-licensed facility. Agent Cullen called the company and they claimed it was a new employee who didn't know what he was doing. The homeowner claims that the pumper called the office and was told to pump it back into the tank. The owner and a supervisor of the company did come into the office to discuss the incident with Agent Cullen. They apologized to both Agent Cullen and the homeowners. Agent Cullen said one of the homeowners arrived at the house and asked the pumper what he was doing, and then they pumped it back out again. The fact that they fixed it isn't the problem. The trucks have 5,000-gallon tanks and they're pumping out 1,500-gallons, so there's other stuff in the tank. If they pumped more into the tank than they took out and went above the outlet, everything mixing up and going into the field can damage the field. Chairman Spratt thought they should wait for a recorded meeting for discussion. There may be other people out there that this has happened to.

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

Voted: to continue to the next meeting.

Unanimous approval.

Discuss changes to the Lakeville Board of Health Regulations pertaining to subsurface disposal systems and water - Member Poillucci suggested they continue this discussion at the next meeting.

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

Voted: to continue to the next meeting.

Unanimous approval.

Discuss Fire Station Building project - Town Administrator, Ari Sky, and Select Board Member Lorraine Carboni, joined the discussion. Member Poillucci said that at the last Select Board's meeting, it was stated the Board of Health was not allowing the expansion of the fire station. He said that wasn't true. Chairman Spratt said they had not received a proposed plan. Member Poillucci said there was plenty of room and they accounted for extra employees when they installed the septic. If they expand down there, they wouldn't even have to come to the Board of Health. Member Maxim added that it was sized for 30 employees. Member Poillucci said they had talked about adding a meeting room vs. public safety. Right now, that septic can handle 30 people at a time in the building. Ms. Carboni said the question that needs to be answered is how would we utilize the current space to build a new fire station. Chairman Spratt said there would need to be a proposed plan presented to the Board to give an accurate answer.

Mr. Sky said there were aspects of the way things were handled, the conversation, that in hindsight were less than ideal. Silvertch wasn't going to give the Board proposed plans, that wasn't part of the project. They were supposed to be approaching the Health Department about what would the septic need to look like, and what could be accommodated with the current system. That got muddled a bit and was not handled as well as it could have been. Chairman Spratt said the feasibility study was done before he even came before the Board. Agent Cullen said they originally thought they could increase the flow and it wasn't an issue. It was made clear to them that increasing the flow, while not impossible, was a problem. Ms. Carboni asked Mr. Sky how many employees there were now. Mr. Sky didn't remember the number. Ms. Carboni said they have those numbers which included the employees in the historic library. There are still a lot of questions out there, even after the feasibility study. She was still not convinced they couldn't utilize whatever space is there. We have a need for a new fire station, the need for a new town hall or renovation of town hall, is not a need at the moment. We can still function as we are, but need to keep that on our radar. We want to do the right thing for the town, financially and service-wise. It's hard to chair a committee without knowing where the fire station location will be. A septic design could also be contingent on a location. Member Poillucci said they wouldn't even be having this meeting if it wasn't said at a Select Board meeting that the Board of Health wouldn't let them expand the fire station. Ms. Carboni said with a project manager on board, of the three possible locations in the feasibility study, they have someone to help facilitate and bring all the pieces together. If they're looking at the space at Ted Williams, the Parks Department will need to be involved as well as Natural Heritage. There is a cost for Natural Heritage to come in and do their part. Member Poillucci said when this goes to town meeting, all these questions that they're talking about need to have an answer. There was a discussion about conference space at town hall. Mr. Sky said there was no conference space in town hall. Member Poillucci said if the meetings are for the employees, you aren't changing the load. If they wanted to do something like the police station, that's a different issue. There was meeting space at the senior center, the library and the police station. Member Maxim said he would be against that. It would be increasing flow for meetings. It's a zone-A, nobody else in town is allowed to do that. Mr. Sky said what they had gone to town meeting with was money for preliminary design for a fire station and town hall. At town meeting, the preliminary design for town hall was voted down. All they have is money for the fire station. If they had money for both, they would have found a way to work the two in parallel and reassessed the location and everything else. There would have been more flexibility. Now all we have is direction to build a fire station. Ms. Carboni asked if the fire station in the current location with meeting space for 30 people, or even 25. Is that something the Board of Health would support? It would be meeting space at night. Member Poillucci said if it was under 30 people at a time in the building it would be fine. Agent Cullen said, you still have fire department there. It's a night, so it's a smaller staff, but the load for a meeting space is much lower. There was continued discussion about town hall space.

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

Voted: to send a letter to the Board of Selectmen and the Town Administrator explaining how many gallons per day its designed for and that the Board of Health is not currently in favor or against because there is nothing proposed, but expansion could be done on that site up to so many gallons. The Fire Station Building Committee will be copied.

Unanimous approval.

Adjournment - (6:30pm)

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

Voted: to adjourn.

Unanimous approval.