

BOH Meeting Minutes 8/15/18 (6:00pm)

Present were: Agent Bernardo, Chairman Maxim, and Members Spratt and Poillucci. Chairman called the meeting to order at 6:00pm. LakeCam was present to record.

10 Pilgrim Rd - Peter Lyons from Collins Engineering was present for discussion on a septic repair on an existing two bedroom home. This property is located in a tight neighborhood; the existing well is to be relocated in the rear of the property, 96 feet from the proposed septic. A pump system is proposed with a small leaching bed in the front yard. Since the site is tight, variances are being requested. The system will be raised 3' above the existing grade. A retraining wall will be added in an "L" shape to prevent any runoff from coming back toward the house or on to the abutting property. This will be a conventional system with Quick-4 chambers and a pump. There was a review of the variances. Revised stamped plans will be submitted. A two bedroom no increase in flow deed restriction will be required.

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

Voted: to approve the 5 variances requested for 10 Pilgrim Rd, with the change of the second variance to 90' from 96', and a two bedroom deed restriction.
Unanimous approval

4 Walnut St. - Jason Youngquist from Outback Engineering was present for discussion on a septic repair replacing two existing cesspools. The cesspools are to be replaced with a 1,500 gallon septic tank with leaching chambers. They are requesting variances for the depth from 36" to 48" (the system will be vented). Also, a reduction in the setback from the leaching system at 14 Central Ave to the existing well from 100' to 59', and a reduction in the distance from the leaching system at 9 Hollis Ave. to the well from 100' to 79'. Agent Bernardo said that he verified with Clark Shores Water Corporation that 14 Central Ave was on the seasonal water system and that the owners had signed a contract to tie into the year round water. There was a discussion regarding the plan and site. A deed restriction will be needed for 2 bedrooms with no increase in flow.

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

Voted: to approve 4 Walnut St. with the three variances with the change that the chambers will be changed from 12" to 16", and the elevation top of foundation gets corrected to 67.2 and clean outs if necessary.
Unanimous approval

Review and Approve Board of Health Meeting Minutes from August 1, 2018 as typed –
Member Poillucci was not present for the August 1st meeting.

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

Voted: to approve the Board of Health meeting minutes from August 1, 2018 as typed.

Two in favor (1 abstention – Poillucci)

475 Kenneth Welch Drive – Alex Mazin, President of Trichome Health was present for discussion. This is a proposed marijuana facility which will cultivate and extract, with a commercial kitchen, and a retail sales operation in the front of the building. An addition is proposed on the back of the building where the existing septic system now sits. A new septic system will be installed in the front of the lot, no variances are being requested. Mr. Mazin said he has received a copy of Lakeville’s marijuana regulations and they are waiting for the town to review a host community agreement for adult use. There was a discussion regarding security and access. Chairman Maxim asked where the plant waste would be stored. Mr. Mazin said that the only part of the plant not used would be the root mass. There is a compost ratio of plant to dirt that is required by the State. The waste will be kept in a separate fenced area in a dumpster style container and removed by a third-party company. Chairman Maxim asked if this area was outside the building. Mr. Mazin explained that the area is outside on camera and consists of a pad off ground level. The plant waste is stripped down and mixed with inert material so there is no odor. Agent Bernardo asked how many employees there would be. Mr. Mazin said at peak there would be between 20-25 employees. There was a discussion regarding the kitchen. Agent Bernardo said that with a three bay sink a grease trap would be required and a dishwasher would require floor drains. Kitchen inspections by the health agent are required according to the BOH regulations even though the State does inspections. Chairman Maxim asked if there were floor drains in the growing facility and will that water be contained or will it go into a separate tank for recycling. The water will be filtered and recycled within an internal system in the building. Chairman Maxim said that the Board would send a letter over to the Zoning Board of Appeals.

348 & 350 Bedford St - Walter Hermenau from Hermenau Engineering was present. An Owner’s Certification was submitted which is required by the type of system proposed (MicroFast). The Conservation Commission has requested that the leaching area be moved further away from the wetlands, closer to the parking lot. It will be moved 12 feet closer to the parking lot and 3 feet from the pavement, curb stops can be installed if necessary. There was a discussion regarding setbacks. Three additional changes have been made. An additional tank was added for flow equalization. A 40’ underground venting system will be added to reduce odor, and a blower to be located in a vented shed. Agent Bernardo added that any change of use would have to come before the Board. Mr. Hermenau said the owners do not intend any change in use. Chairman Maxim said change in use will be one of the conditions of approval.

Agent Bernardo said the Board has Change in Use Regulations that would require an application with proper approval.

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

Voted: to amend approval to the plan as revised on 8/1/18 that includes 10 local upgrade approvals.

Unanimous approval

Adjournment –

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

Voted: to adjourn

Unanimous approval