

BOH Meeting Minutes 6/6/18 (5:00pm)

Present were: Agent Bernardo, Chairman Maxim, and Members Spratt & Poillucci. Chairman called the meeting to order at 5:05pm. LakeCam was not present to record.

Continued discussion on new proposed septic & well regulations - workshop

There was a discussion regarding change of use with notations from Charlie Kaniecki.

- In his opinion the time frame for seasonal used should be 90 days rather than 180 days of use per calendar year. The Board decided 120 days per calendar year would constitute seasonal use.
- Change in use should be inspected by a certified Title V inspector.
- Change in use notice should be done by the applicant to direct abutters as well as across the street.
- Water testing should be close to within 100 feet of abutting wells.
- Volatile organic compounds will continue to be included in water testing.
- A \$50.00 fee will be charged for a permit to change from seasonal to year round use.
- Documentation should be given to the applicant stating they passed all BOH criteria for seasonal to year round.
- The wording "By-law" will be changed to "regulation".
- Violations will be a \$100.00 fee.

Member Spratt noted that a definition for private well should be added to the regulations.

Agent Bernardo said there will be a public hearing on July 18th at 6pm.

There was a review of changes being made to the septic and well regulations.

- Rental inspections will be upon request or if complaints are made.
- Title V inspections will be conducted prior to change in type of establishment, from seasonal use to year round use, after the system has been abandoned, increase in design flow, or when a condition may impact the functionality of the system, prior to any expansion of use. When an addition changes the footprint of a building but there is no increase in design flow proposed, the system inspection shall be an assessment to determine all system components including the reserve area. Proposed construction should not be placed upon the system components or within any applicable setback distances according to 2.11, if official records are available to make the determination regarding the placement of the septic components, an inspection is not required for footprint changes. If there is to be an onsite reconstruction in the near future and the septic components need to be re-utilized for another structure a Title V would be required unless a current Title V report is available.

Member Poillucci said he would like to see added that when they use the as-built for an addition that the components are located and staked so they are visible for construction vehicles.

- Any system that has not received normal flow in the previous two weeks prior to a Title V inspection will be considered “needs further evaluation”. When the system is not occupied, the inspector should introduce half a day’s flow into the system to see if it actually flows.

Adjournment –

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

Voted: to adjourn the 5pm meeting.

Unanimous approval.