

BOARD OF HEALTH MINUTES

Meeting Held in the Selectmen's Room at Town Hall, 663 Main Street on **September 27th, 2016** at 6:30 PM

Members Present: Christopher Slade, Chair, Christopher Rogers, Member and Scott Powell, Clerk

Also Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health and
Jenny Jacobsen, Health and Permitting Assistant



Call to order: 6:34 pm

Minutes reviewed for :

- C. Slade moved to approve the minutes of September 13th, 2016, S. Powell 2nd. Motion passes 3/0.

Mail Reviewed:

Appointments:

7:00 pm- **Bruce Slater**, 356 Main Street, Reported to the Board that he is working to have his plans finalized. Will the Board approve a system designed for a greater capacity than the well. State will not allow an increase of use. Well is pushing out less than the septic capacity.

Board has no issues with the capacity of the well or of the system.

B. Brookings to talk to Susan Connors at the DEP.

Action/Discussion:

- Air B & B
 - Residents of Kettle Hole road voiced their concerns to the board about 163 Kettle Hole Road using their house for parties and transient renters listing their home as a 6 bedroom home on the Air B&B website.
 - C. Rogers inquired if they have asked any other Boards about this. S. Powell asked if they have investigated any possible zoning violations.
 - There may be an element that the Board can get involved with, the Board recognizes that residents have rental properties in town and caution should be used not to create something so restrictive that it does harm to those property owners.
 - C. Slade suggested that we meet with the Board of Selectmen, the Building Inspector and the Chief of Police and possibly other Boards that would care to weigh in to determine what the town's policy should be regarding these short term rentals.
 - B. Brookings reported that regarding septic use, bedrooms govern occupancy. He will investigate the bedroom count.
 - J. Jacobsen will keep abutters notified.
- 17 Mill Pond Road- Irrigation Well Variance
 - Moved to next meeting.
- 401 Main Street- Change in Use
 - Board has become aware of a change in use at 401 Main Street. Andrew Lapin, owner of Cultivate Counseling Center appeared before the Board. They do animal assisted psycho therapy with kids and adults. It is a small operation with 4 horses, ½ dozen other livestock and chickens. They've done a lot of property cleanup and eliminated the things that would attract rats. It is not substance abuse, more like eating disorders. The day treatment will operate from a modular building that has 2 offices, a waiting room and a bathroom. The modular building is self contained. It has not tie into the septic system. Water is pumped in and not drawn from the well. The buildings came early. They came much faster than they'd agreed to. They did not have their building permit in place. 401 Main Street is zoned residential. They believe that they have an agricultural exemption. Additionally, because they house patients with mental health issues it

can't be discriminated against. The Selectmen and the Zoning official will need to make the determination regarding zoning.

- Additionally they have a group home for up to 5 individuals who are transitioning from a residential setting but need a little more support before they are ready to go home. The average is a 6 month stay. There would be a caretaker residing in the home as well.
 - The Board's business is whether your well has enough water and whether your septic has enough capacity. The Board has no issues with a temporary self contained structure that has no impact on the system.
 - The house itself is a four bedroom house. With a four bedroom system you could have a maximum of 8 people. Therefore the septic capacity should allow for five people maximum overnight.
 - S. Powell noted that a bedroom count is for a residential use, but wondered if this is the correct formula to use where this is a business..
 - Nan Schnitzler asked if they are planning to build a permanent residence to replace the mobile units. C. Slade reported that that would come into play when they made that upgrade.
 - B. Brookings asked for number of staff. We have 5-6 staff members per day. Plus one full time staff overnight in the house.
 - There is no change to the kitchen or the laundry facilities.
 - A. Lapin stressed that this is a low level of care. Acute mental illness is not a good fit. Someone in detox would not be eligible to attend. They've spent a lot of time to make this a beautiful part of the community. That is what they want.
 - Why did they move from Acton? They were on less than 3 acres that was shared.
 - If the building permit is complete in between meetings what is the Board's stance. Board discussed the reserve area indicated on a recent septic design plan. If the structure is temporary the Board has no issues with it being placed over the reserve. If the septic system failed the structure may need to be moved to access the reserve area or another area be designated.
 - If the Board felt that it was other than a residential use then it could trigger an upgrade. It is not a single family residing there.
 - Move to the next agenda for further discussion.
- 78 Quaker Lane-Revised Plan
 - Board did not take action.
 - B. Brookings will advise placement of well on the easement.
 - Website Notifications
 - J. Jacobsen posted Board's message on the website successfully.

Building Permits Reviewed:

- **45 Old Stone Circle**
 - Plans not back from fire department.
 - B. Brookings will review during office house.
- **3 East End Road**
 - Hold until next meeting.
- **715 Main Street-** sign for Bolton Common
 - B. Brookings signed.

Septic Permits Reviewed:

- **177 Bare Hill- D Box**
 - Board signed.
- **356 Main Street**

- Moved to next meeting.
- **Shared Systems for Old Stone Circle**
 - Lots 33 A and 34 A
 - Board signed permits.
 - Lots 35 B and 36 B
 - Board signed permits.
 - Lots 40 B and 41 B
 - Board signed permits.
- **Lot 6 Oak Trail**
 - Board signed permits.
- **Lot 10 A and Lot 11 A Oak Trail**
 - Moved to next meeting.
- **3 East End Road**
 - Moved to next meeting.
- **43 Vaughn Hill Road – D. Box**
 - Due to a collapsed D. Box.
 - Board signed.

Inspections reviewed:

- 177 Bare Hill
 - Board accepts.
- 92 Green Road
 - Board accepts.
- 225 Green Road
 - Board accepts.
- 51 Teele Road
 - Board accepts.
- 281 Still River Road
 - Board accepts.
- 404 South Bolton
 - Board accepts.
- 283 Wattaquaddock Hill Road
 - Board accepts conditionally.
 - **J Jacobsen to send a letter.**
- 343 South Bolton Road
 - Board accepts.

C. Rogers moved to adjourn the Board of Health meeting at 8:28 pm, C. Slade 2nd. Motion passes 3/0.