

BOARD OF HEALTH MINUTES

Meeting Held at the Houghton Building on **August 8, 2017** at 6:00 PM

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

Also Present: Jenny Jacobsen, Health and Permitting Assistant

Not Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health



Call to order: 6:14 pm

Minutes reviewed for :

- **S. Powell** moved to approve the minutes of July 18, 2017 **C. Slade 2nd**. Motion passes 3/0.

Mail Reviewed:

Appointments:

- 48 Hudson Road
 - Sue Loring was present to notify the Board of the change of use on her property at 48 Hudson. She recently submitted a form of intent to operate a bed & breakfast retreat from her home.
 - Board reviewed the file and determined that the septic system is designed for 6 bedrooms. With two existing occupants and a limit of 5 persons for the bed and breakfast.
 - C. Slade is not sure if a B&B of such a small scale constitutes a change of use.
 - B. Brookings checked the MGL references defining bed and breakfast. Most of the information pertained to room tax. Board requested more time to research. Mrs. Loring was agreeable.
 - Moved to the next meeting at 6:30 pm.
 - Susan asked about the B. Brookings asked Susan to be in touch with Bridgette at Nashoba Associated Boards of Health.
- 93 West Berlin Road
 - Jack Maloney, Ducharme & Dillis representing Darren and Deb Plante.
 - Jack was asked to a long sewer line inspection at the property.
 - Original plan is done by Perkins Co.
 - Jack's is proposing a reserve area so that the property owner can cut a lot off of the front. He has some limitations to get in there and do test holes.
 - Board had no issues.
 - Jack will submit a plan that shows the reserve area prior to subdividing the property.

Action/Discussion:

- **60 South Bolton Road- update**
 - Further consolidation of material for removal was witnessed.
 - Progress was observed.
 - Board to conduct a reinspection in August 2018.
- **Nomination of Representative for Region 2 Public Health**
 - Board approved letter nominating Ira Grossman and Kalene Gendron of Nashoba Associated Boards of Health to represent Bolton.
- **377 Still River Road- Reinspection Requirement**
 - Board will adhere to letter requiring a reinspection once property has been occupied for six months.

Building Permits Reviewed:

- **62 Houghton Farm Lane Lot 10- New Single Family**
 - Moved to next meeting.
- **25 Houghton Farm Lane Lot 13- New Single Family**
 - Moved to next meeting.
- **82 Teele-addition**
 - Board conducted a room count.
 - Property does not have a reserve so even though it is designed for a larger flow it is a 3 bedroom system. It is not fully compliant as a 4 bedroom even though it is designed large enough.
 - Existing room count is 6 total with 3 bedrooms.
 - Board needs clarification.
 - J. Jacobsen to refer applicant to B. Brookings for questions.
- **18 Frye- Interior Remodel**
 - Moved to next meeting.
- **58 Farm- Interior Remodel**
 - Board conducted a room count.
 - Main floor 4 rooms
 - Second floor 2 rooms
 - Basement 2 rooms
 - 8 Total which is allowed for a 3 bedroom septic.
 - Board signed.
- **107 Fox Run- Interior Remodel**
 - Moved to next meeting.
- **69 Drumlin Hill- Inground Pool**
 - Moved to next meeting.
- **101 Wilder Road- Ground Mount Solar**
 - Moved to next meeting.
- **196 Berlin Road- Detached Garage**
 - Moved to next meeting.
- **54 Mill Pond Road- Inground Pool**
 - Moved to next meeting.

Septic Permits Reviewed:

- **Old Bay Road, Mechlin – permit**
 - New variance free.
 - Board approved.
- **Lot 18A, Oak Trail – permit**
 - Moved to next meeting.
- **306 Old Bay Road Clouter-upgrade**
 - Still waiting for new plan.
 - Moved to next meeting.
- **Old Bay Road- Lot 2-2016- New Lot.**
 - Moved to next meeting.
- **3 Coventry Wood**

- Shallow trenches due to mottling.
- Local Variances-
 - Tank less than 15 feet to cellar wall.
 - Trench to foundation
 - 2 minute soil Well less than 150 to the SAS
 - They are meeting Title 5 Regulations.
- Board approved.

Inspections reviewed:

- **321 Long Hill Road**
 - Needs a tank.
 - Conditional Pass.
- **98 Vaughn Hill Road**
 - Board accepted.
- 93 Teele
 - Typo page 9. No letter needed.

300 Wattaquadock

- Failure
- **J. Jacobsen to send a letter.**
- Failure criteria is incorrect on report. Bill will correct.

COC by

388 Wilder.

Board Accepted.

253 S. Bolton

Board Accepted.

98 Vaughn Hill

Board Accepted.

248 Harvard Road

Board Accepted.

C. Slade moved to adjourn the Board of Health meeting at 7:38 pm, S. Powell 2nd. Motion passes 3 /0.