

**BOARD OF HEALTH**  
**MINUTES OF MEETING**  
**April 24, 2007**

The Board of Health held a meeting on Tuesday, April 24, 2007 at 7:30 p.m. in the Town Hall Meeting Room. Members present were Tom Philippou, Lorin Johnson, and Sean Doocey. Others present were Shanna Large (Clerk), Ira Grossman, R.S. (NABH), A. Haque (106 Brown Road), Colin Dangle & Pamela Gordon (9 Old Schoolhouse Road), Pablo Carbonell (133 Old Mill Road), Judith Graves (David E. Ross, Assoc.), Alice Ellingwood (304 Still River Road), and Kathy Bunnell (Harvard Post).

The Meeting was called to order at 7:30 p.m. Business was as follows:

**Haque, 106 Brown Road – Deed Restriction Discussion**

Mr. Haque came before the board to discuss his plans to build out his basement. Mr. Haque reviewed his proposed plans with the board. The board recommended last year at its April 25, 2006 meeting that Mr. Haque remove the shower in the proposed bathroom, talk to a plumber about the need for an ejector pump, and fill out the paperwork for a four-bedroom deed restriction.

Mr. Haque explained to the board that he stopped the project last year but has decided to begin it again. He stated that he has contacted a plumber and will begin the paperwork for the deed restriction soon. The board asked that the plumber get in touch with Ira to make sure all of the specifications are met regarding the ejector pump. At a later meeting Mr. Haque will come before the board with the deed restriction and the request letter for the use of an ejector pump.

**Dangle, 9 Old Schoolhouse - Discussion**

Pablo Carbonell, the builder for the above property, came before the board to discuss the proposed plans for the new addition. The owners are proposing taking down the old addition and replacing it with a larger structure. The board reviewed the plans with owners and builder and questioned the number of total rooms.

After a brief discussion, Tom Philippou made a motion to approve a three-bedroom deed restriction for 9 Old Schoolhouse Road. Sean Doocey seconded. The vote was 3-0 to approve.

The board agreed that Ira could sign the deed restriction on their behalf when the owners have completed the proper paperwork.

**Waste Management Application –**

The board reviewed the application from Waste Management. Tom Philippou made a motion to approve the application. Sean Doocey seconded. The vote was 3-0 to approve.

### **Schmidt, 58 Bolton Road – Discussion**

Ira discussed the Zoning Board of Appeals (ZBA) Application for the above property. The board reviewed the application and Ira's concerns regarding the proposed upgrade for the existing dwelling. According to the application there are 9 rooms but the assessors only have the dwelling listed with 6 rooms total. This would require the owners to install a new four bedroom Subsurface Disposal System (SDS) instead of upgrading the existing three bedroom SDS. Also, Ira stated that a new well would need to be installed for the above property because the two houses are currently sharing one well. The board discussed the issues and asked Ira to send a letter to the owners and the ZBA expressing their concerns.

### **Ellingwood, Still River Road, Lot 3**

Judith Graves came before the board to discuss the above property. The board reviewed the engineering plans and Judith answered any questions regarding these plans. She also explained that the previous owner of the abutting property has expressed concerns regarding an easement. Judith explained that her office has researched this property and the abutting one in question and found no recorded easement. There is an existing driveway covenant giving access to lot 3 and the abutters for a shared driveway in which they will share the plowing expenses and upkeep of the driveway. The new abutter, Dan West, and the old owner of the property, Kerry Curley, were not present to express their concerns.

Lorin questioned the owner, Alice Ellingwood, and the engineer, Judith Graves, about the easement and driveway covenant and whether under the existing zoning would this lot be legal. Judith explained that Lot 3 is considered a normal hammerhead lot and both the West property and Ellingwood property remain legal lots according to the Harvard Regulations. Ira stated that any of these issues being discussed are Zoning Issues and do not interfere with the permit before the board for a new four bedroom Subsurface Disposal System.

Sean Doocey made a motion to approve the permit for Still River Road, Lot 3. Tom Philippou seconded. The vote was 3-0 to approve.

### **Town Center Planning Committee Appointment**

A letter will be sent to the Planning Board letting them know that Tom Philippou will be the Board of Health's appointee.

### **Agricultural Commission Meeting**

Lorin Johnson and Sean Doocey will be attending this meeting on Thursday, April 26, 2007.

### **Meetings for May**

Due to a scheduling conflict, the Board of Health meetings for May will be held at the Hildreth House. The board will be sending a letter to the Library Committee regarding the use of the library meeting rooms.

### **Saxl, 25 Depot Road – Update**

Ira updated the board regarding the above property. He stated that he has received a package from the LSP but has not had a chance to go through it. They have gone back to the old well since chemicals were found in the newly drilled well. According to the Saxl's attorney they expected the current tenant to be out on March 23, 2007 but since this has not occurred yet an order has been issued to have the tenant out within 60 days. Lorin asked if the Saxl's have been contacted regarding their future use for the property. Ira stated that they have been put on alert regarding any future tenants and having any future businesses at this location. Ira will keep the board updated on any contact with the Saxl's or their attorney.

### **Permits Signed:**

**Essary, 239 Stow Road-** upgrade permit for existing three-bedroom single-family dwelling. Installation of 1500 gallon tank, 1000 gallon pump chamber, and leach field.

**Ellingwood, Still River Road, Lot 3** – Installation of a new SDS for a four bedroom single-family dwelling. 1500 Gallon Septic Tank and three Trenches.

**Bolinski, 110 Tahanto Trail Lot 166 & 167-** upgrade existing four bedroom single-family dwelling. Installation of new 1500 gallon septic tank.

**Southworth, 66 Stow Road** - upgrade permit for an existing three-bedroom dwelling. Installation of a Distribution Box.

### **Minutes:**

Tom Philippou made a motion to approve the minutes of 4/10/07 as amended. Sean Doocey seconded. The vote was 3-0 to approve.

Tom Philippou made a motion to adjourn the meeting at 8:34 p.m. Sean Doocey seconded the motion. The vote was 3-0 to approve.

Respectfully submitted,

Shanna Large, Clerk