

**BOARD OF HEALTH**  
**MINUTES OF MEETING**  
**June 12, 2007**

The Board of Health held a meeting on Tuesday, June 12, 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), Robert Capobianco (285 Still River Road), Gerard Welch and Attorney Adam Costa (MHOC), Chris Tracey (ZBA), Keith Cheveralls (21 Quarry Lane), Paula Johnston (6 Old Mill Road), Valerie Hurley (Harvard Press), and Kathy Bunnell (Harvard Post).

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

**Capobianco, 285 Still River Road - Discussion**

The Board reviewed the plans for an upgraded system at the above address. The upgraded system will be a Presby-Enviro Septic System. Tom Philippou made motion to accept the local variances as stated on the plans by David E. Ross number L-10299A, revision date 5/24/07, with a provision that the septic line be marked by flagging and magnetic tape. Lorin Johnson seconded. The vote was 3-0 to approve.

**Bohan, 128 Poor Farm Road- Discussion**

The Board reviewed the plans for an upgraded system at the above address. The upgraded system will be a Presby-Enviro Septic System. Tom Philippou made a motion to accept the local variances as stated on the plans by David E. Ross number L-9744P, revision date 5/7/07. Sean Doocey seconded. The vote was 3-0 to approve.

**Garcia, 14 Orchard Hill – Discussion**

The Board reviewed the plans for an upgraded system at the above address. The upgraded system will be a Presby-Enviro Septic System. Lorin Johnson made a motion to accept the local variances as stated on the plans by GPR Engineering number 071007, revision date 3/29/07. Tom Philippou seconded. The vote was 3-0 to approve.

**Morgan, 32 Simon Atherton Road - Discussion**

The Board reviewed the plans for an upgraded system at the above address. The upgraded system will be a Presby-Enviro Septic System. Sean Doocey made a motion to accept the local variances as stated on the plans by David E. Ross number 24174, revision date 6/01/07. Tom Philippou seconded. The vote was 3-0 to approve.

**Massachusetts Housing Opportunities Corp (MHOC) , 262-264 Ayer Road & 15 Littleton Road - Discussion**

Adam Costa, the attorney for MHOC introduced the projects to the Board. Gerard (Gerry) presented the layout of the Ayer Road project and took questions from the Board. Most of the units presented will have stairways to the attic which the Board was concerned could potentially be turned into more bedrooms and this would put the septic system over it's limits. Gerry agreed to place the HVAC system in the middle of the attic space making the room more difficult to convert. These spaces will also be clearly defined in the Master Deed and individual Unit Deeds.

The Board discussed the total bedroom count of the project that is 51 bedrooms. They expressed their concerns that this was the first they have been able to look at the plans for this project since the loft spaces had been removed and wanted to make sure they were thorough in their decision making process. Attorney Costa expressed to the Board, MHOC's desire for a decision regarding the bedroom counts and whether the Board was comfortable with the project. Tom stated that he was encouraged by the concessions that MHOC has already made regarding the loft spaces. Attorney Costa stated that his clients would be willing to place a deed restriction on the property if the Board felt comfortable doing this and, of course, all of this would be reflected on the Master and Unit Deeds. Tom expressed the other concern the Board had regarding financing or seed money for the condo association in case of failure and for maintenance of the Subsurface Disposal System (SDS). Gerry stated that they did not have a problem setting up an account for this purpose.

Chris Tracey, with the Zoning Board of Appeals (ZBA), stated that ZBA is looking for input regarding the issues included in the Board of Health memo which had concerns regarding a public health issue if the SDS went into failure. Chris also stated that the ZBA would like to hear the Board's opinion on whether their concerns have been met with the new plans and any waivers from the local regulations. The Board expressed concern about making a quick decision since this was the first they had seen of the plans but were reassured by the fact that MHOC will come in front of the Board at a later date to receive their permits so if there were any changes it could be addressed at that time.

MHOC will be required to do some more testing in the reserve area. Ira stated that if the percolation tests do not come out equivalent to the already existing test holes or better the project will have to change before permits are issued. MHOC will be going through the permitting process for a Public Water Supply with the state.

The Board will issue a memo to the ZBA regarding this meeting and will continue to look over the plans for the Ayer Road project and get in touch with MHOC if they have any questions or concerns. Chris reassured the Board that the ZBA will condition their permit for the property with Board of Health to have final review of the condo documents making sure they reflect all of the issues the Board has expressed.

### **MHOC, 15 Littleton Road- Discussion**

Gerry discussed the plans for the above property. The board questioned the storage space in building 3, unit B that could be used for an extra bedroom. Gerry agreed to place the HVAC equipment in the middle of the labeled storage area to prevent the potential owners from building the space out. Gerry reassured the Board that each unit will be defined clearly, room by room, in the Master Deed as well as the individual Unit Deeds.

After a brief discussion Gerry agreed that he would submit the waiver requests for 15 Littleton Road and the LSP report for Ayer Road as soon as possible. The Board agreed to continue looking over the plans for both Littleton Road and Ayer Road and get back with MHOC with any questions or concerns.

### **48 Finn Road - Discussion**

Sean Doocey informed the Board that he has received various complaints regarding the above property. Sean was given a CD with pictures of the property from Mr. Beckman, one of the abutters to the property. After a brief discussion the Board decided to send a letter to the Department of Fisheries and Wildlife, current owners of the property, asking that the Fisheries and Wildlife Department contact the Board as to the Department's plan to demolish this unsafe structure or to make the property (dwelling and grounds) safe and sanitary (e.g. secure all entry doors and window from trespassers and insects/birds/bats etc.).

### **Proper Disposal of Prescription Medications-**

The Board discussed the Federal Guidelines for proper disposal of prescription medications. Ira stated that Nashoba Nursing could take the used syringes during their normal business hours. Tom provided a Pharmacist's Letter and the Federal Guidelines which will be scanned and posted on the website for town residents to access.

### **Permits Signed:**

**Capobianco, 285 Still River Road, Lot 1-C** – upgrade of existing three-bedroom single-family dwelling. Installation of 1500 gallon septic tank and Presby Enviro-Septic System.

**Garcia, 14 Orchard Hill Road** – upgrade of existing four-bedroom single-family dwelling. Installation of 1500 gallon septic tank and Presby Enviro-Septic System.

**Bohan, 128 Poor Farm Road** – upgrade of existing three-bedroom single-family dwelling. Installation of 1500 gallon septic tank, 1000 gallon pump chamber, and Presby Enviro-Septic System.

**Morgan, 32 Simon Atherton Road** - upgrade of existing four-bedroom single-family dwelling. Installation of 1500 gallon septic tank and Presby Enviro-Septic System

**Minutes:**

Tom Philippou made a motion to approve the minutes of 05/22/07 as amended. Sean Doocey seconded. The vote was 3-0 to approve.

Tom Philippou made a motion to adjourn the meeting at 9:40 p.m. Sean Doocey seconded the motion. The vote was 3-0 to approve.

Respectfully submitted,

Shanna Large, Clerk