

BOARD OF HEALTH
MINUTES OF MEETING
April 10, 2007

The Board of Health held a meeting on Tuesday, April 10, 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 Ira Grossman, R.S. (NABH), John Holland (170 Old Littleton Road), Bruce Ringwall (GPR, Inc.), A. Haque (106 Brown Road) and Kathy Bunnell (Harvard Post).

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

Holland, 170 Old Littleton Road- Deed Restriction Discussion

John Holland and Bruce Ringwall (GPR, Inc.) came before the board to express their desire for a four bedroom deed restriction at the above property. Bruce explained that Mr. Holland purchased the 3.5 acre property eight years ago at which time the septic system was upgraded. The system is an I/A system and has variances for offset to ledge and groundwater and is surrounded by peach trees. Since the system was installed a large agricultural barn was constructed for a total of two barns on the property.

The current house consists of the older main home and a wing that was added on some years after the original portion was constructed. Both Bruce and Ira agree that there are currently nine rooms in the home. Mr. Holland would like to demolish and rebuild the newer wing and add bathrooms to both of the barns. Mr. Holland would also like to construct temporary living quarters in one of the barns to be used by himself and his wife during the major construction. These connections will require the use of an ejector pump. Adding one room in each of the two barns makes a total of eleven rooms on the property; hence the request for a deed restriction. Mr. Holland would like to maintain the septic hookups post construction for convenience purposes (the barns are over 110 feet from the house.)

Ira stated that he had no objections. The board asked that following the renovations Mr. Holland remove any kitchen facilities constructed in the barn and he agreed.

Lorin Johnson made a motion to accept a four-bedroom deed restriction (contingent upon the deconstruction of any temporary kitchen facilities in the barn) for the above property. Sean Doocey seconded. The vote was 3-0 to approve.

76 South Shaker Road

The board was presented with a real estate advertisement for the above property. The property was advertised as having a stable, but no stable license has been issued by the board. The pictures show construction, but no building permits have been issued by the Building Inspector. The advertisement also states that an in-law/ accessory apartment exists, although no records of its approval exist.

The board asked Ira to write a letter requesting that the owners obtain a stable permit and attend a meeting to clarify these questions. Ira stated he will show the board the letter before sending it to the owners.

Saxl, 25 Depot Road

Ira updated the board about the ongoing remediation at the above property. The board must decide what it would like to do with the new drinking water well that it permitted now that it is contaminated as well. Ira presented a letter to the owner from the state requesting that the owners reconnect to the old well (even though its levels are higher than the new well). The current tenant is not moving out until June, so the state is requiring that the owners fully remediate the volatile organics found in the air.

The question was raised if the property should be condemned. Ira commented that the imminent health hazards are fairly new. Ira also confirmed that the board has authority over drinking water wells, but questioned if the state would reclassify this as a test well. The board had concerns about the owner re-renting the property after this current tenant leaves considering the Housing Code requires that a home must have a potable water supply and safe environment.

Ira will contact Richard Saxl and ask him to attend a board meeting and if necessary he will contact the state to see what they plan to do with the new well.

MHOC, Ayer Road

Lorin will attend the ZBA meeting on 4/11 regarding MHOC's plan for a 40B at the former site of Tony's Tractor.

Ira stated that he has some concerns about the quality of the soil and has asked MOHC's engineers for additional percolation tests. He also noted that he has seen no floor plans for the condos and nothing regarding the 21E cleanup.

Environmental Handbooks

Lorin discussed with the board the purchase of the Environmental Handbook for Massachusetts Conservation Commissioners and the Massachusetts Environmental Law. The board decided to purchase three of the Environmental Handbooks and one Massachusetts Environmental Law book.

Permits Signed:

Maka, Lot 1 Stow Road – New construction of a five bedroom single-family dwelling, installation of a 1500 gallon septic tank, 1500 gallon dosing chamber, and a pressure distribution system leaching area.

Maka, Lot 2 Stow Road – New construction of a five bedroom single-family dwelling, installation of a 1500 gallon septic tank, 1500 gallon dosing chamber, and a pressure distribution system leaching area.

Minutes

Tom Philippou made a motion to table approval of the minutes of 3-27-2007 to the next meeting. Lorin Johnson seconded. The vote was 3-0 table the minutes.

Sean Doocey made a motion to adjourn the meeting at 8:13 p.m. Tom Philippou seconded the motion. The vote was 3-0 to approve.

Respectfully submitted,

Shanna Large, Clerk