

BOARD OF HEALTH
MINUTES OF MEETING
February 12, 2008

The Board of Health held a meeting on Tuesday, February 12, 2008 at 6:30 p.m. at the Town Hall Meeting Room. Members present were Tom Philippou and Lorin Johnson. Others present were Shanna Large (Clerk), Ira Grossman, R.S. (NABH), Gary Shepard (David E. Ross, Associates), Derek Brown (Cleaves Hill Road), Karen Laroche (68 Prospect Hill Road), and Kathy Bunnell (Harvard Press).

The Meeting was called to order at 6:30 p.m. Business was as follows:

Gary Shepard for Brown, Cleaves Hill Road

Gary Shepard came before the Board to review the proposed Subsurface Disposal System (SDS) for the above property. The proposed system is a Presby Enviro-Septic System which requires local Board of Health waivers. After a brief discussion, Lorin Johnson made a motion to accept the local waivers of minimum offset between primary and reserve area and a twenty-five foot ledge offset for the leaching area. Tom Philippou seconded. The vote was 2-0 to approve.

Laroche, 68 Prospect Hill Road – Deed Restriction Discussion

Karen Laroche, owner of the property, came before the Board to inquire about a possible Deed Restriction for the above property. The Board reviewed the house plans and came up with a room count of 11 rooms. The current septic permit for the property is for a 3 bedroom single family local upgrade approval. Ms. Laroche confirmed with the Board that the new home would be only three bedrooms and was offering to sign a deed restriction saying as much. The Board did not feel comfortable with allowing an 11 room house to be on a 3 bedroom deed restriction especially since this is new construction and the permit is for a local upgrade. After a lengthy discussion, the owner was willing to reduce the room count to 8 rooms or less and would resubmit the plans, after a review by Ira, to the Building Inspector.

Sullivan, 5 Littleton Road

Ira expressed to the Board a concern about the above property. The property has changed hands and currently houses the Harvard Press. Ira stated that he is concerned about cars parking on the leaching area and the increase in flow that is created by adding a business to this home. A letter was sent to the owners expressing these concerns and asking for clarification. Ira read the owners response to the Board. The Board discussed asking for a Deed Restriction on the property but in the end decided to invite the owners in to its March 11, 2008 meeting to discuss their concerns.

Pine Hill Village, Stow Road

Ira presented a letter to the Board that was sent by the owners of the above property to Mass. DEP. Questions arose regarding multiple people developing this one 40B project. The Board's letter to DEP regarding the Public Water Supply has not yet received a reply. Ira will keep the Board updated with information as it becomes available.

Town Center Septic Task Force

Lorin updated the Board regarding the last meeting of the Town Center Septic Task Force. Those in attendance expressed to the chair of that Task Force that they wanted to be a part of the meetings and they should be open to the public. Lorin stated that quite a bit of controversy was happening between the members and the chair, Tim Clark, at one point expressed that maybe he should get a new set of members. The Task Force is still working out the essential items, such as size and how to best suit everyone's needs. The Task Force is still looking at utilizing the extra room in the school septic system and have been told that there is 18,000 gallons available. The Board had a brief discussion regarding these issues and in the end expressed that this Task Force may be putting the cart before the horse. Ira suggested that they find out what the end capacity need would be and work backwards. The Board would be open to talking with Mr. Clark regarding their concerns.

Permits Signed

Brown, Cleaves Hill Road – Installation of new three-bedroom single family Presby Enviro-Septic system in full compliance with Title 5.

Lancellotti, West Bare Hill Road – Transfer of existing septic permit for a five bedroom single family dwelling from Dr. Humphries to new owners, Anthony & Nancy Lancellotti.

Sprague, 160 Prospect Hill Road – One year extension of existing septic permit with a new expiration date of 12/02/08.

Minutes

Tom Philippou made a motion to accept the minutes of January 8, 2008 as presented. Lorin Johnson seconded. The vote was 2-0 to approve.

Tom Philippou made a motion to adjourn the meeting at 7:41 p.m. Lorin Johnson seconded the motion. The vote was 2-0 to approve.

Respectfully submitted,

Shanna Large, Clerk