

BOARD OF HEALTH
MINUTES OF MEETING
November 25, 2008

The Board of Health held a meeting on Tuesday, November 25, 2008 at 7:00 p.m. at the Town Hall Meeting Room. Members present were Tom Philippou, Jack Spero, and Lorin Johnson. Others present were Shanna Large (Clerk), Ira Grossman, R.S. (NABH), Lou Russo (200 Ayer Road), Bruce Ringwall (GPR, Inc.), Dan Wolfe (David E. Ross Assoc. Inc), Mark Saganich (21 Depot Road), and Chris Green (90 Oak Hill Road).

The Meeting was called to order at 7:05 p.m. Business was as follows:

Russo – Wheeler Realty Trust, Ayer Road - Discussion

Lou Russo and Bruce Ringwall appeared before the Board to discuss the above property. Bruce explained the plan to develop the remaining four lots at the site. They are proposing elderly housing with affordable units and an office and retail complex. Currently they are in discussions with the Conservation Commission about an easement for the abutting land which would be needed for the Zone 1 protection of the Public Water Supply wells. The Board reviewed the proposed plans submitted. Lou stated that they will be building the units to be as energy efficient as possible and will take into account the road noise from Route 2 in the construction of the housing complex. He will be seeking additional funding for the project through the State and this will determine the start date on this proposal. He is hoping to begin construction in the Spring of 2009. At this time the Board had no additional concerns but would like to be updated regarding the progress of the proposed project.

Pope, 42 Blanchard Road – Variance

Dan Wolfe came before the Board to discuss the repair of an existing Subsurface Septic Disposal System. The owners looked at cost and are now interested in installing a Presby Enviro-Septic System which requires one local variance and one local upgrade approval from the Board. The Board reviewed the plans and held a brief discussion with Dan. Tom Philippou made a motion to accept the variance and upgrade approval as stated on the plans L10984 and in the variance request letter dated November 11, 2008. Jack Spero seconded. The vote was 3-0 to approve.

A letter will be sent off to the DEP regarding these approvals since it is alternative technology.

Saganich, 21 Depot Road – Discussion

Mark Saganich appeared before the Board to discuss submitted plans for a carriage house on the above property. The existing floor plan of the home looks like a four bedroom home by definition and an additional room in the carriage house would mean the Subsurface Disposal System(SDS) would need to be upgraded to a five bedroom SDS. Mark explained that his home is a three bedroom and the carriage house would be the fourth on a four bedroom system. The Board reviewed the plans and according

to their calculations and Title 5 the existing home does indeed fit the criteria for a four bedroom home. Ira stated that Mark had clearly told him the new space was intended to be used as a in-law apartment and not an office space. Mark state that the space will be used only as office space. A deed restriction would be required that stated the carriage house is not to be used as an apartment. It should clearly state that the space is used only for office use. Mark agreed to create and sign a deed restriction and bring it back to the Board for their signature in the near future. Tom Philippou made a motion to grant this deed restriction for the above property. Lorin Johnson seconded. The vote was 3-0 to approve.

Green, OakHill Lot 3 - Discussion

Chris Green came before the Board to request an extension for the Septic installation at the above property. He was informed by his installer, Scott Evans, that since they were in the process of installing the system when the permit expired it would be no problem to get a Certificate of Compliance (COC) with an expired permit. Ira explained that the code states a permit is good for 4 years to include the COC that the work is completed within those four years. This is done to avoid any code changes which might occur. Chris stated that he understood that but the work was completed it was just not pump tested and the COC was not issued within the time period. After a brief discussion the Board decided to grant the extension with the new code changes that have occurred. Chris will need to work with Ira and Ross Associates to make the changes needed in order to receive his COC within 30 days.

Extension Requests

Ira stated that he has been receiving numerous requests for extensions to their permits. Usually such requests are brought to the Board and Ira wanted to know if the Board wanted to automatically grant them after they discuss the issues with Ira instead of appearing before the Board. After a brief discussion it was decided that Ira will automatically reissue the permit providing it has not expired. A letter will be sent at the time of extension stating the owner has one year to complete the installation and obtain the certificate of compliance.

Permits

Eleftherio Trust, 108 Old Shirley Road- single component replacement for existing dwelling. Installation of Distribution Box.

Darkin, 112 Old Mill Road- Upgrade for existing four bedroom dwelling. Installation of five trenches.

Rubin, 3 Withington Lane – Upgrade for existing four bedroom dwelling. Installation of 1500 gallon septic tank and three trenches.

Minutes

Tom Philippou made a motion to approve the minutes of October 14, 2008 as amended. Lorin Johnson seconded. The vote was 2-0 to approve.

Tom Philippou made a motion to approve the minutes of October 28, 2008 as presented. Jack Spero seconded. The vote was 3-0 to approve.

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

Respectfully submitted,

Shanna Large, Clerk