

**BOARD OF HEALTH**  
**MINUTES OF MEETING**  
**July 28, 2009**

The Board of Health held a meeting on Tuesday, July 28, 2009 at 7:00 p.m. in the Town Hall Meeting Room. Members present were Tom Philippou, Lorin Johnson and Jack Spero. Others present were Shanna Large (Clerk), Ira Grossman, R.S. (NABH), Nick Pauling and Bruce Ringwall (GPR, Inc), Lou Russo (Wheeler Realty Trust), Fredrick Keyes and Brenda Page (29 Shaker Road), Dan Wolfe (David E. Ross, Assoc.), and Kathy Bunnell (Harvard Press).

The Meeting was called to order at 7:00 p.m. Business was as follows:

**Wheeler Realty Trust – Ayer Road Project - Discussion**

Nick from GPR presented the Board with the changes to the proposed project on Ayer Road. The owners have met with the farmer who farms the land and they have agreed that no fertilizer will be used, solving a major issue with the aggregate and nitrogen loading calculation process. Nick stated that they have also moved the wells which addressed another of the Board's concerns. The final issue is whether the credit land from conservation must be recorded officially and how that is handled. It was decided that DEP will have to have final say on that issue.

The Board agreed that it's concerns had been met. Tom Philippou made a motion to approve the proposed plan. Jack Spero seconded. The vote was 3-0 to approve. A letter of approval will be sent to GPR to be included in their filing with DEP.

**Town Counsel Request – Discussion**

Ira asked the Board for their help in requesting Town Counsel review the plans for the proposed project on Ayer Road -Wheeler Realty Trust. The Board must send a request to the Selectmen in order for this to occur. Tom Philippou made a motion to send a letter to the selectmen requesting access to Legal Counsel for Ira regarding the Wheeler Realty Trust Project. Lorin Johnson seconded. The vote was 3-0 to approve.

### **Keyes, 29 Shaker Road - Discussion**

Fred Keyes and Brenda Paige came before the Board to discuss the housing violations for the above property. The owners were sited on 5/13/09 for 20 violations and several more upon another inspection on 7/7/09.

The owners brought copies of a building contract, invoices and pictures of progress they have been making with regards to cleaning up the property since the violations. The Board reviewed the pictures. The owners stated that the contractor has told them he expects to be done with the renovation at the end of August. The Board asked for the owners to send digital pictures to the Board of Health email address and keep them updated on the progress.

The owners asked for the Board's permission to convert a dining room into a bedroom for their father. Since this would bring the bedroom count up to 5 bedrooms and the Subsurface Disposal System can only support 4 bedrooms, the Board denied the request for the conversion but did recommend an alternative temporary solution with movable screens or cubicle wall. The owners agreed to look into temporary walls.

The owners agreed to contact Ira the 2<sup>nd</sup> week of August for a re-inspection of the property.

### **Dan Wolfe for Shappy, 14 Whitney Lane - Discussion**

Dan came before the Board to discuss the proposed renovation for the above property. The owners are proposing to remove walls and expand onto their existing home. The Board reviewed the proposed plans and agreed upon a deed restriction for the property. Lorin Johnson made a motion to accept a 7 bedroom deed restriction for 14 Whitney Lane. Jack Spero seconded. The vote was 3-0 to approve.

### **Kilpi, 15 Pond Road - Update**

Ira updated the Board on the progress of the above property. Tim Bragan and the Police Chief have been talking about the property and would like to take some action. The current bylaws allow the town to fine for the unregistered vehicles. Tim is requesting a specific letter from the Board stating the cars and the boat have to be removed as part of the clean-up of the property, since they are abandoned and there is a potential threat to the water supply. The Board discussed the draft letter and reviewed the file. The draft letter will be revised and be sent out soon by the Board to the current contacts for the property.

### **Minutes**

Jack Spero made a motion to accept the minutes of April 14, 2009 as presented. Lorin Johnson seconded. The vote was 3-0 to approve.

## Permits

**Perry, 133 Clinton Shore Drive** – Upgrade existing three bedroom dwelling. Installation of 1500 gallon tank, 1000 gallon pump chamber and three trenches.

The Board reviewed the variances requested for the above property. Tom Philippou made a motion to accept the variances to the local Board of Health regulations as stated in the letter dated July 7, 2009 and also listed on the plan/file #729 with the last revision date of 6/29/09. Jack Spero seconded. The vote was 3-0 approve.

**Wright, 24 Babbit Lane** – Single Component replacement for existing dwelling. Installation of a Distribution Box.

**Fairbanks, 87 Bolton Road** – Upgrade of existing three bedroom dwellings. Installation of 1500 gallon septic tank and Presby Enviro-Septic System.

The Board reviewed the variances requested for the above property. Tom Philippou made a motion to accept the variances for 87 Bolton Road as stated on plan # 091022, revised 6/24/09. Lorin Johnson seconded. The vote was 3-0 to approve.

Jack Spero made a motion to adjourn the meeting at 8:30 pm. Lorin Johson seconded. The vote was 3-0 to approve.

Respectfully submitted,

Shanna Large, Clerk