

Harvard Board of Health Minutes
Tuesday, April 28, 2015
Hildreth House

Board Members present: Lorin Johnson; Thomas Philippou, Chairman; Sharon McCarthy

Also present: Dan Wolfe, David E. Ross Associates, Inc.; Ira Grossman, NABH; Paige O'Brien, Clerk

Mr. Philippou called this meeting to order at 7:02 p.m.

Discussion – 44 Peninsula Road, Finn

Mr. Wolfe, the engineer working on this project, has come at the request of Mr. Grossman to discuss the bedroom count for the standing home. Some assessors' records and DEP permits reflect that it is a 3 bedroom but Mr. Wolfe believes the dwelling to be a 4-bedroom and after a visit, Mr. Grossman agrees. The system is a 4000-gallon tight tank. Mr. Philippou made a motion that the bedroom count be corrected to reflect four. Ms. McCarthy seconds; vote, aye, unanimous.

Mr. Grossman will change the permit and advise the home owner to make the correction with the Registry of Deeds.

Discussion – Home Conversion Guiding Document

Recent discussions and plan reviews for seasonal conversions has motivated the Board to explore the creation of a guiding document that would be jointly drafted by the Board of Health, Building Commissioner and Zoning Boards of Appeals to be a single source for people interested in converting seasonal homes, cottages and camps to year-round residences. Mr. Philippou will draft a letter addressed to other involved parties to encourage their participation and discernments.

Discussion – 105 Stow Road, CHOICE

Discussion continued regarding the recommendation that this project should include a public water supply. The plans call for 17 bedrooms which would, per the state authority of 2 people per bedroom, go over the "no more than 25 people" requirement for a private well. Mr. Philippou motions that the property be required to install and meet the requirements of a public water supply. Mr. Johnson seconds; vote, aye, unanimous.

Discussion – Pine Hill Village, Stow Road; Transformations, Inc.

The Board reviewed a variance request letter from Jonathan Markey, the engineer for the project and Mr. Grossman showed them the SDS design plans for each of the 5 "neighborhoods". The builder is requesting a variance to allow the systems to be designed with a minimum of 2 passing percolation tests for the four of the five systems.

Mr. Philippou abstained because he is a secondary abutter. Ms. McCarthy motioned to not accept the variance request. Mr. Johnson seconds; vote, aye, unanimous.

Regulation Review

Mr. Philippou presented drafts for proposed articles VIII, *Back-up Power Requirement* and IX, *Designer Conflict of Interest*. Board members will edit and review at next meeting; Ms. O'Brien will publicize the hearing for the May 26 meeting.

Approval of Minutes

Mr. Philippou moved to accept the minutes of April 14, 2015. Mr. Johnson seconds; vote, aye, unanimous.

Permits

- No permits to review.

Erosion control by-law consideration request from Harvard Conservation Agent

Mr. Johnson delivered a request for an erosion control zoning bylaw from Liz Allard, the Harvard Conservation agent. The Board will review the draft submitted by Ms. Allard and continue the discussion at the next meeting.

Budget requests

The Board unanimously approved the following expense requests:

- \$120 for Mr. Johnson and Mr. Philippou to attend an MA Health Officers Association educational meeting on Legal Liability, as well as the cost for membership to the Association.
- Funds for an external hard drive to be used to back-up the BOH laptop (estimated cost is < \$100).

Adjournment

Mr. Philippou moved to adjourn meeting at 8:00 p.m. Mr. Johnson seconds; vote, aye, unanimous.

Respectfully submitted,

The next scheduled board meeting is
Tuesday, May 12, 2014
7 p.m. at Hildreth House.

Paige O'Brien, Clerk

Documents Cited:

- *Variance request letter from Markey & Rubin, Inc. for 105 Stow Road*