



# TOWN OF NORTHBOROUGH BOARD OF HEALTH

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Glenn French

Dilip Jain

The Board of Health met on Tuesday, July 15, 2014, in the Selectmen's Meeting Room of the Northborough Town Offices. The meeting was called to order at 6:10 PM by Chairman Glenn French.

Minutes from the June 10, 2014 meeting were approved.

6:15 PM 28 Little Pond Road, Well Variance Request

James Morey of Skillings & Sons Inc. appeared before the Board tonight to discuss the proposed installation of an irrigation well at 28 Little Pond Road. Mr. Morey informed the Board that he is seeking a variance from town's setback requirements from the property line and the setbacks from the roadway. *The Town of Northborough Well Regulations require a 35' setback from a property line as well as a 50' setback from a public or private way.* The proposed location is 14' to the paved surface of Little Pond Road and 4' off the official property line. (For clarification purposes, the "property line" noted is the frontage line that runs adjacent to the street.) Mr. Morey explained that the proposed location was limited by other factors including 1) meeting the setback to wetlands 2) meeting the required setbacks to the leaching area and septic tank and 3) keeping the well out of a the Town's drainage easement . He noted that approximately one third of this lot is vegetated wetlands and another third is a drainage easement owned by the Town which makes placement of the well very challenging.

After discussing the options, Chairman Glenn French made a motion to grant the requested variance to allow the well to be located 14' from the public way (Little Pond Road) as opposed to the required 50'. Furthermore the well will be allowed to be 4' from the property line instead of the required 35' (noting that the "neighbor" is actually the Town of Northborough and the property line is actually the frontage line located along the street). Dilip Jain seconded the motion. The variance was granted.

Chairman French asked that it be noted in the minutes that the regulations may need to be amended to alleviate further confusion regarding frontage setback and property

lines. The end of the pavement and the front property line are not synonymous. The Town owns a certain amount of land on either side of the pavement. Therefore, the front property line and the end of the pavement should not be used interchangeably.

Meeting was adjourned at 6:51 PM

Respectfully submitted,

Louise Leo