

Board of Health Minutes
September 14, 2010

The meeting was called to order at 7:30 p.m. Present were Arnold Soslow, M. D., Chair, Mark Neuman, M. D. , Michael Bean, M.D., Michael Wegerbauer, and Anna Ludwig. Also present were Steven Calichman and Patti White, Department Assistant.

7:35 p.m. **399 Old Connecticut Path- Sajid Lateef& Nikhat Lateef-** Variance request to demolish and rebuild with an additional bedroom in a Zone II.

B. Murphy, Engineer from Pureground Inc.- There has been a question regarding property ownership, Sameena Qadir is the owner of record and there has not been a transfer of ownership. There are some legalities regarding financing for the purchaser – Sajid & Nikhat Lateef.

Since the last meeting, the owner/ interested party has contacted the building dept. /zoning to inquire regarding the size of the house vs. the size of the lot. Mr. Murphy has presented a document with the information they had received from the Building/Zoning dept regarding their question.

AS: SC please explain to the board the zone 2 requirements regarding Nitrogen and wastewater in nitrogen sensitive areas. SC: The state requires with New Construction if the lot is not large enough, a nitrogen reduction system would be required. New construction is considered by the State as an empty lot or the addition of a bedroom.

The board reviewed the minutes from the BOH meeting of May 31, 2005 for the property at 14 Overlook rd. The resident (Mr. Lateef) brought this property to the Boards attention, as they had received an approval for demo and rebuild and add a bedroom for an I/A system. (2005) minutes attached

SC: It has been the staff position not to recommend I/A for additional bedrooms. The board has been reviewing requests on an individual basis.

BM: when title 5 was revised when it set up zone II. The state allows for I/A systems to help to improve the effluent and enlarge the systems.

Without the I/A system they could build a large 2 bedroom house with a 2 bedroom deed restriction.

MW: I would be ok with a 3 bedroom with a smaller house; propose restriction to 2000 sq ft. of living space.

Rick Pezza, NE district manager for Wastewater Technologies, Inc. gave the Board some background information on his company and general information on the Advanatex

system. The Advanatex system is still a provisional system in Massachusetts, they presently have 35 systems installed in the state.

Their informational package is attached to the BOH office package.

AS: Motion to not grant variance as requested by owners 399 OCP. AL second Vote 4-1 (Dr. Bean)

MB: No. MN: somewhere in the middle.size restriction..I/A maybe

MW: agree with motion since applicant is non owner. I/A system and size of house are major problems.

8:30 p.m. **37 Riverview Rd. John & Paula Gately- owners-** Gerry Lindsey Engineer.

Gerry Lindsey engineer for the Gately's spoke to the Board. The Gately's came before the Board in June to discuss their proposal to demolish their 3 bedroom home and replace with a 4 bedroom house on the property.

Soil Testing has been done, and a system designed for a conventional system for 3 bedroom house has been received. The plans are in compliance with State Title 5 zone II regulations. Wayland defines the project as new construction because of the 60% and over rule. They are also planning on building a 3 bedroom house on an undersized lot according to Zone II Nitrogen Loading Regulations. There is no increase in flow with the new design.

House is structurally unsound, with mold and cesspool is in the garage. Photos attached.

AS: Motion to grant variance for a 3 bedroom home that is under 1800 sq ft living space with a new septic system that conforms to Wayland regulations, I/A system will not be required. Second M N vote 5-0 All in favor.

Motion to approve minutes of March 2, 2010, October 16, 2007, and April 7, 2009.

9:00 p.m. **Directors report attached.**

Meeting dates set for October 19th and November 2, 2010.

9:35 p.m. Motion to adjourn

Respectfully submitted
Patti White
Department Assistant
091410minutes
Approved 121410

