

Board of Health Minutes

November 28, 2011

The meeting was called to order, present were acting chair, Michael Wegerbauer, members Michael Bean, and Tom Klem. Also present were Julia Junghanns, Director of Public Health and Patti White, Department Assistant.

7:36 p.m. **Public Comments:** Sally Gaglini regarding 399 OCP to see status of the stay of not issuing the C of C for the septic system. The status is that the delay of the issuance of the Certificate has not changed as of today's date and the Certificate of Compliance has not been issued.

7:45 p.m. **VFW property- 22-26 Pineridge Road**—Kevin & Ann Poulsen- interested buyers

Andy Truman from Samiotes Consulting is presenting the septic design from 1998. Mr. & Mrs Poulsen are requesting to tear down the VFW building and build a 4 bedroom house. The lot is in a septic zone II with just under 30,000.00 sq ft. The flow from a 4 bedroom system would be a reduction in daily flow from the size of the present leaching area which is the equivalent of a 13 bedroom house, with approximately 2,250 square feet of leaching area. A reserve area would be needed as there is not currently one shown on the plan, and the tanks would need to be removed and replaced with appropriately sized tanks sized for a residential 4 bedroom dwelling. A four bedroom house can have up to 9 rooms without a deed restriction (deed restriction would require BOH approval). The board feels that they would generally support the idea of this project but would like to see building plans to see what the requested floor plans would be and the number of rooms. The applicant will return on 12/12 with some basic building plans to be reviewed.

8:20p.m. **214 Glezen Lane-** Xiaohong (Michelle) Han- regarding the Bedroom count.

The Board has reviewed all the documentation presented to them regarding the number of bedrooms. A building permit for an addition in 1970 was allowed by BOH, but the rooms were not documented. The owners were under the assumption that the house was a 4 bedroom house. However, the septic is designed for a 3 bedroom house. They wanted the BOH to provide a variance that the septic will serve a 4 bedroom house. Request denied.

MW: Motion that BOH note that current 3 bedroom septic system at 214 Glezen Lane has been grandfathered in for the existing structure as of 11-28-11. On the basis that the misclassification has impacted the value of their investment, the BOH request that the Assessor's office work with the Han's to investigate the potential remediation of their property taxes. All in favor 3-0. Second MB. All in favor 3-0.

The bills have been signed

Director Report reviewed (copy attached)

Add 399 OCP to agenda for 12/12 meeting.

9:50p.m. **Motion to adjourn.**

Respectfully submitted
Patti White
Department Assistant
112811minutes
Approved 012312