

Board of Health Minutes
June 17, 2013

The meeting was called to order at 7:05 p.m. Present were Thomas Klem (TK) chair, Cynthia Hill (CH), Mike Wegerbauer (MW) (7:45 p.m.) and Elisabeth Brewer, M. D. (EB). Also present were Julia Junghanns (JJ), Director and Patti White, Department Assistant.

7:06 p.m. Public Comments- there were none.

7:07 pm.298 Boston Post Road- Ralph & Elaine Wegener- Follow up on request to disconnect from the Town Sewer.

Jack Maloney from Sullivan and Connors is attending. Information was received from DEP since the last time the Wegener's came before the board along with advice from Town Counsel. In order to disconnect from the Town Sewer, the Wegener's would have to be able to design a Title 5 compliant septic system (without any variances). The Wegeners will continue with their investigation and may return at a later date.

7:35 p.m. Additional Public Comments

Mary Farley- owner; 30 Cochituate Rd.-The Farley's recently purchased the property and discovered about the connection to the Town Sewer, and they too are looking for information regarding their options to disconnect from the Town Sewer. They have consulted several engineering companies and a disposal works installer, and claim that all three felt that a Title 5 compliant system may be possible for them. This property is however in a Zone II nitrogen sensitive area and the lot is under-sized so it does not meet title 5 Regulations and would need a variance.

7:40 p.m. Post Road Village Condos- Bob Gargano, Little Harbor Construction- finished basements in 3 units- deed restrictions.

These three units are being sold, and the buyers are looking to finish the rooms in the basement for the purpose of a recreation/family room. The room would be carpeted with sheetrock walls and ceiling.

7:45 p.m. Mike Wegerbauer has joined the meeting

TK: Motion to approve the request to finish the basements with 2 bedroom deed restriction at Post Road Village, Units 7, 9, and 11. Per plans dated April 17, 2013. No kitchens or bathrooms permitted. Second CH Vote 4-0 all in favor.

7:50 p.m. 7 Cedar Crest Road- Everest Development- Michael Philbin- Project Manager- finish attic space- already deed restricted.

The basement has been redesigned per BOH request from August 1, 2012. The attic space will be one large finished room.

TK: Motion to approve request to finish attic space at 7 Cedar Crest Rd. subject to staff approval to increase the leaching area from 600 to 800 square feet. As per building plans dated May 20, 2013. Second EB, vote 4-0 all in favor.

8:10 p.m. 63 Stonebridge Road- Molly Foresman- owner- request to finish attic- deed restriction.

The septic system was designed for a 3 bedroom house in 1999 with the option of adding the 3rd bedroom with adding I/A technology for nitrogen reduction for a zone II lot.

MW: Motion for the sense of the board, that the addition would be approximately 700 square feet and the total of the living space would be under 2000 square feet. TK second vote 4-0

The Board has requested Ms. Foresman return with building plans for final approval of addition.

8:25 p.m. **102 Lakeshore Road- Michael & Tamara Griffin- owners- Septic Variance from New Construction requirements.** Bob Drake- Drake Engineering

Mr. Drake is explaining to the Board the details of the property and the location of the septic system. The property at 102 Lakeshore Dr. and 2 other houses also have houses on one side of the road and the septic system on the other side of Lakeshore Road. The request to tear down the house and rebuild and using the existing septic system. Plans have been drawn up to show that a title 5 compliant septic system can be installed in the area across the street. (to be used in the future when the existing system is no longer functional) Benefits: removing existing boat house, addition of off street parking (driveway and additional parking constructed with pavers) modest decrease in the impervious area. Building plans for the new house were reviewed, plans dated 6/11/13, Two (2) bedroom house with 5 rooms, screen porch and basement will be unfinished with a ½ bathroom and laundry room (only heated space).

Variance request for waiver from tank to building from 10' to 4.5' and tank setback from the street/property line from 10' to 5'.

Variance request to use an existing leach pit with new construction.

TK: Motion to approve the variances requested: 4.5' distance from the tank to the foundation and 5' from the tank to the property line. The approval is contingent on an annual Title 5 inspection of the existing system, no garbage grinder in the new house and an appropriately placed forty mill barrier to be installed on the foundation. The new home will be deed restricted to two bedrooms. Second CH: vote 4-0 all in favor.

9:30 p.m. **Wayland Green Place- Condo development at Town Center- comments for the Planning Board.**

BOH comments to Planning: The current design does not show an onsite septic system or method of sewage disposal that would support this development.

9:35 p.m. General Business:
Bills have been approved
The Director's report has been reviewed.
Future meeting dates will be: July 8th and July 22nd and August 12th & 22nd

Invite Dr. Bynum to an upcoming meeting regarding Tobacco Regulations.

**MW: Motion to approve the minutes of January 14, 2013, Motion to approve the minutes of March 20, 2013
Second CH: Vote 4-0**

9:45 p.m. **TK: Motion to adjourn second-CH vote 4-0 all in favor**

Respectfully submitted
Patti white
Department Assistant
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Approved 112513