

BOARD OF HEALTH MINUTES
AUGUST 20, 2014

The meeting was called to order at 7:05 p.m. Present were Thomas Klem (TK), Chair, members, Cynthia Hill (CH) and Michael Bean, M. D. (MB) Also present were Julia Junghanns (JJ), Director and Patti White, Department Assistant.

7:05 p.m. Public comment- there was none.

7:06 p.m. **7 Lincoln Road- Septic system design- Jason Lavoie of Jillson Co.** The property is presently a 3 bedroom septic system and they are proposing a 5 bedroom system. The designed system is fully compliant with State Title 5 Regulations and Wayland Septic Regulations. The house is presently vacant and owned by a Family Trust. There have been two rounds of soil testing and one group was done in April and additional testing on May 6, which was during the high ground water testing season. There have been two continuances from Conservation Commission hearings for various reasons and they are expected to appear for the Conservation Commission this coming week. The system has been redesigned several times and this design will save more trees and have fewer disturbances. The calculations for new construction requires sizing for a garbage grinder, the plan will state a grinder will not be allowed, but the system will be sized for a garbage grinder. For new construction a variance will be needed to remove the actual grinder sizing for the leaching area.

Sheree Greenbaum, Chair of Cons/com, speaking for herself, she is questioning why the applicant is requesting a new 5 bedroom system and not a repair of the existing 3 bedroom system. There is a process that Con/com goes through and one of their concerns is regarding the need for a 5 bedroom system for a 3 bedroom house with no plans presented for the house expansion/renovation.

TK: while the system meets the BOH requirements, the Board would like to start some work with the Cons/Com to try and find a way to satisfy both boards with discussion between Brian Monahan and Julia Junghanns regarding the design. The Board may consider attending the Cons/com meeting to be held next Thursday night.

7:40 p.m. 111 Willowbrook Road- deed restriction for finished basement- Mary Kay Peacock- owner. This is a condo in the Willowbrook Condominium Complex.

A 2 bedroom system and over 6 rooms, requiring a deed restriction. There is language in the master deed regarding the number of rooms. The rooms have already been finished in the basement, but she will be doing some modifications to the walls, triggering the hearing with the Board.

TK: Motion to approve the 2 bedroom deed restriction for the house at 111 Willowbrook Dr. for the finished basement, plans dated received August 4, 2014 CH second, vote 3-0 all in favor.

7:50 P.m. 101 Hayfield Lane- Deed restriction for finished basement- Jim and Marie Greenfield- owners; and Michael Haffty- contractor.

This is a condo unit at the Fields at Mainstone. This is a three bedroom unit proposing a finished room in the basement bringing the room count up to a total of 8 rooms. There is no walkout door in the basement room.

TK: Motion to approve the 3 bedroom deed restriction for the finished basement plans at 101 Hayfield land plans dated July 28, 2014. Second MB, vote 3-0

8:10 p.m. Tobacco Hearing dates- Julia has been in contact with Cheryl Sbarra (Attorney of MAHB, state tobacco specialist) to let her know the board had reviewed the draft regulations regarding second hand smoke. We are looking to schedule dates for the public hearing.

8:20 p.m. The Directors report has been reviewed

8: 28 p.m. The bills have been approved

Future meeting dates are to be scheduled for September 8 & 22 and October 9.

8:30 p.m. Minutes of June 2, 2014

TK: Motion to approve the minutes of June 2, 2014 as amended. Second CH vote 3-0 all in favor

8:45 p.m. TK: Motion to adjourn Second CH

Respectfully submitted

Patti White

Department Assistant

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Approved 08/26/15