

BOARD OF HEALTH MINUTES

June 1, 2016

Attending Tom Klem (TK), Chair, members Dr. Elisabeth Brewer (EB), M. D., Brian McNamara (BM), John Schuler (JS), M. D. and Director of Public Health Julia Junghanns (JJ).

The board called the meeting order at 7:03 p.m.

7:03 p.m. There was no public comment.

7:03 p.m. 300 Concord Road, Animal Keeping Permit to keep chickens, Owner Danielle Gomez-Garcia
There was a discussion regarding the application. The maximum number of chickens is 6. The lot is less than 1 acre of land which is a variance from our Animal Keeping Regulations. The property acreage is .90 acres. There will be no roosters. There will be a waste bin for composting the coop waste from the chickens.

TK: motion to approve the animal keeping permit request for 200 Concord Road for up to 6 chickens and allowing a variance in lot size for .92 acres instead of the required 1 acre. BM second. All in favor 4-0

7:15 p.m. 9 South Street, Local upgrades for septic repair, Paul Saulnier, Professional Engineer Civilized Solutions

There was a discussion regarding the property, and whether there any alternatives to move the system somewhere else on the property. The lot is small and there is a wetland area in the back which requires an offset. They are doing the best they can on a difficult lot. The other side of the house was not looked at for engineering reasons but would also have difficulties. The variance is the distance from the leach field to the property line of 17 South Street for 6 feet versus 10 feet as required in Title 5 regulations. We received a phone call from the abutter Richard Kadlik of 17 South Street, and he has no objections to the septic replacement as long as it doesn't damage the fence on his property.

TK: motion to approve the variances requested for local upgrade for a septic repair at 9 South Street; as follows: distance from leach field; 6 ft. at eastern property line, other offsets; 7 feet at northern, 6.8 at southern, 10 ft. from property line required, 6.4 from concrete slab foundation 10 feet required. As shown on plans dated received May 19, 2016. JS second. All in favor 4-0

7:33 p.m. 1 Pequot Road, Variance from Town Regulations for adding great then 60%, Owners Mary and Andrew Stephens.

This is a proposed plan for a finished basement. There was a discussion regarding the history and the project. Prior additions have been done on the house. The prior addition technically was already over 60%. JJ: explained historically what the spirit of the 60% rule/regulation has been; to get people to upgrade their septic systems. In the past an upgraded septic system would suffice. Over the years the interpretation has become more strictly interpreted since 399 Old Conn Path. That was when the BoH Policy was adopted. The policy outlines what the square footage (based on number of bedrooms) should be (as a guide) to be used for houses with requests for septic system variances. This house does not exceed the square footage in the policy for a 3 bedroom, at the recommended 2,500 sf maximum. The septic system at this property was upgraded but does not have a reserve area and does not meet new construction. Dr. Brewer has indicated she is ok with this project.

TK: Motion to approve the request for the variance from town regulations of greater than 60% to finish the basement at 1 Pequot Road. As per the current floor plan received June 1, 2016 , the current plan shows a 7 room home, basement is finished as 1 room as shown on floor plans received June 1, 2016, for a total of 8 rooms. TK motion, EB second. All in favor. 4-0

8:10 p.m. Review new contracts for Human Relations Service, Animal Control Officer, and renewal contracts for Food Inspector, Household Hazardous Waste Day

Review of HRS contract; we should request bi-annual reports from them, currently we receive an annual report. Item number 9 should be removed as this a budget number that is not negotiable. How do they endeavor to acknowledge what is outlined in number 10? Dr. Brewer; this is a professional liability question that we should ask the town attorney. Are we ok with 1 million and each claim 3 million aggregate? Or 2 and 6? Most policies now use 2 and 6. Item 13 needs updating also.

Reviewing, contracts, Dave Poirier's monthly reports are included in our bills. Dave P. provides lists of animals collected and any other activities.

Appointments for Sanitarian/Health Agent, and Inspector of Milk.

TK: motion to appoint, second EB. All in favor. Vote 4-0

8:37 p.m. Review of Director's report, discussed JJ on EMMCP Executive Board this year, not sure of how long the commitment is. Updates on 36 Edgewood, Carroll School. Review draft memo by JJ on Sycamore lots. There was a brief discussion regarding the BoS considering whether to sell the land or not. BoH had previously discussed this and had advised to ensure all abutters are notified. The concern was for advising abutters who may have a small lot with a cesspool or system that has not been upgraded who may need land for a septic system.

9:10 p.m. Signing bills, review Director's Report,
Review of minutes May 18, 2016, TK motion to approve minutes as submitted, all in favor. 4-0

Next BoH meeting June 15 Wednesday.

Meeting adjourned 9:15 p.m.

Respectfully submitted,
Julia Junghanns
Director of Public Health
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APPROVED 062916