



TOWN OF WAYLAND
Board of Health
41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

*enter into
public record.*

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To: The Recreation Commission
From: Julia Junghanns, Director of Public Health 
Date: April 18, 2012
Subject: Town Warrant - Article 27

Office staff have conducted a site visit and investigated this Warrant Article to provide BoH input as requested by a resident of Dudley Pond area.

The property at 30 Lakeshore Drive is likely served by a tank and cesspool located between the street and the house (as shown in our property file). From our observations during the site visit, the likely area to locate a new septic system for this property would probably be in the same general area as where the existing septic tank and cesspool are currently located. However, the lot is not large, soil testing has not been conducted, and a septic design has not been engineered, which we would recommend to verify this. The property at 30 Lakeshore Drive appears to be able to locate a new septic system that would be farther away from the pond than if they tried to locate a system on one of the 2 town owned properties that are for sale.

Upon observing the general area of #'s 30/26/24/22 Lakeshore Drive (see attached document), we noticed that 22 Lakeshore Drive has no area to locate a new septic system. The property at 22 Lakeshore Drive is currently served by a cesspool that is located between the house and the street, and the lot is 1,140 square feet in size. There is no area on this property to locate a new septic system which would now need to include a septic tank and leaching area to be compliant with Title 5 Regulations. Upon investigating the property file we found that soil testing was done on 12/7/06 for the repair of a septic system at 22 Lakeshore Drive and the test hole was dug on town owned land at #24 Lakeshore Drive that abuts this property. The soil testing shows

good soils, a test pit 8.75 feet deep with medium sand and a perc rate of less than 2 minutes per inch. However, to our knowledge no further engineering was pursued.

If the town owned land at #26/#24 is available for purposes of constructing a septic system it should be considered to locate a system in the future to serve 22 Lakeshore Drive as they have no other area to locate a septic system. Or if the town would like to do so for considering other properties on small lots that may need land to locate an upgraded septic system in the future.

Cc: Fred Turkington, Town Administrator
Mark Lanza, Town Counsel
Dan Bennett, Building Commissioner
Brian Monahan, Conservation Administrator
Sarkis Sarkisian, Town Planner