

# LEICESTER BOARD OF HEALTH MEETING MINUTES

March 11, 2008

MEMBERS PRESENT: Christopher Montiverdi, Robin Wood (6:00 PM)

MEMBERS ABSENT: Debra Rigiero

IN ATTENDANCE: Darlene O'Connor, Director of Health, Eileen Dyson-Alexander

MEETING DATE: March 11, 2008

MEETING TIME: 5.30 PM

5:30 PM **Bill Review and Ratification**

5:45 PM **Approval of Minutes: 2/12/08**

**Title V Reports**– 5 Flagg Drive- Pass

25 Burncoat Lane – Pass

320 Marshall St. - Fail

6:00 PM **LUA Request: 44 & 45 Lakeview Drive** Randall and Nancy Begin

1. 15.211 25' from on-site existing well to septic tank/ 30' to pump chamber, 50' required.

2. 15.405 (1) h 3' offset from bottom SAS to high groundwater provided, 4' required.

6:15 PM **DEP VARIANCES – 31 Burncoat Lane – Ann Giaquinto**

1. 15.211 64' from existing well at #29 & 75' from existing well #35 to property. SAS, 100' required.

2. 15.212 (1) 2' offset from bottom SAS to high groundwater with 40% area reduction provided, 4' separation to high ground water.

**LUA Request 31 Burncoat Lane – Ann Gianquito**

1. 15.211 (1) 5.0' from septic tank to foundation provided, 10.0' required.

2. 15.211 (1) 7.0' from septic tank to property line provided, 10' required.

3. 15.211 (1) 7.0' from property line to proposed SAS, 10.0' required.

4. 15.255 (2) 5.0' from SAS to breakout provided with 40 Mil Poly barrier, 15.0' required.

**LOCAL WELL VARIANCE**

1. 67' from property well at #31 Burncoat Lane to existing SAS at #33 Burncoat Lane, 100' required.

6:30 PM **LUA Request 469 Stafford St. – Joseph Montysko**

1. 15.405(1) (h) has been utilized to allow for a 3-foot to groundwater separation from the bottom of the proposed leach field to the estimated seasonal high water table.

6:45 PM **Board Discussion: Revolving Accounts**

7:00 PM **Board Discussion: 314 Stafford St. O'Day – Septic Betterment**

7:15 PM **Board Discussion: Outdoor Wood Boiler Regulation**

7:30 PM **Health Director Report**

A. Inspections

B. DEP Laboratory Certification for well testing

C. Fees

D. Private Well Contamination-664 Stafford St.

E. Housing Code Violation – 2 Woodland Drive

F. Tobacco Permit- Brookside Package Store

**Meeting called to order at 6:00 PM by Christopher Montiverdi**

**LUA Request – 44 & 45 Lakeview Drive**

1. 15.211 25' from on-site existing well to septic tank/ 30' to pump chamber, 50' required.
2. 15.405 (1) h 3' offset from bottom SAS to high groundwater provided, 4' required.

Mr. Coyle reviewed the plan and the well distances in the area.

Ms. O'Connor asked if the existing well is shallow or drilled.

Mr. Coyle stated that it is a drilled well and he had it unearthed to locate it.

Ms. O'Connor requested that monolithic tanks be used for the pump chamber and the septic tank. She also would like the property owner to have a Title V scan for the onsite well after system is finished. Ms. O'Connor also is requesting a letter from the engineer that the system is in failure.

MOTION: Ms. Wood moved to approve LUA request as presented with the use of monolithic tanks and a water quality test to be done for the onsite well prior to septic system installation and another test 6 months after septic COC has been issued.

SECONDED: Mr. Montiverdi

DISCUSSION: None

Vote: UNANIMOUS

**Public Hearing – 31 Burncoat Lane**

3. 15.211 64' from existing well at #29 & 75' from existing well #35 to property. SAS, 100' required.
4. 15.212 (1) 2' offset from bottom SAS to high groundwater with 40% area reduction provided, 4' separation to high ground water.

**LUA Request 31 Burncoat Lane – Ann Gianquito**

5. 15.211 (1) 5.0' from septic tank to foundation provided, 10.0' required.
6. 15.211 (1) 7.0' from septic tank to property line provided, 10' required.
7. 15.211 (1) 7.0' from property line to proposed SAS, 10.0' required.
8. 15.255 (2) 5.0' from SAS to breakout provided with 40 Mil Poly barrier, 15.0' required.

**LOCAL WELL VARIANCE**

1. 67' from property well at #31 Burncoat Lane to existing SAS at #33 Burncoat Lane, 100' required

Mr. Montiverdi opened the meeting at 6:25 for 31 Burncoat Lane

Mr. Montiverdi read off the DEP variances, LUA Request, and Local Well Variance.

Mr. Coyle discussed the DEP variances which used to be able to be approved by local Boards of Health but now are required to be DEP approved. He also discussed the property located at 33 Burncoat Lane.

Ms. O'Connor said the wells would be drilled first then the after issuance of the well COC's the septic system could be installed.

Mr. Coyle stated that the owners of 33 Burncoat Lane would need to apply for a well permit.

Ms. O'Connor stated that 33 Burncoat Lane would need to apply for a well variance also.

Mr. Coyle stated that the Conservation and Zoning departments have approved the plans. He also noted that the Zoning approval would expire in July or August.

Mr. Coyle also discussed the well variance request which is for the onsite well being 67 feet from 33 Burncoat Lanes existing SAS.

Ms. O'Connor stated that all of the items will be voted on together unless the Board would like to do them separately. She also asked if the Board wanted post water quality testing on the two new wells and she recommended the existing well to be properly abandoned. 29 and 35 Burncoat Lane St have wells within 100 feet of proposed system and will need to be tested.

Mr. Coyle stated that 35 Burncoat Lane is vacant and may not be able to be tested.

MOTION: Ms. Wood moved to accept all of the DEP variances, LUA request, and the Local Well Variance with the following conditions.

1. Well test at #29 Burncoat Lane before installation of system and six months after COC issued.
2. Well test at #35 Burncoat Lane if feasible.
3. Properly abandon any existing wells.

SECOND: Mr. Montiverdi

DISCUSSION: None

Vote: UNANIMOUS

**LUA Request-469 Stafford St - Joseph Montysko**

1. 15.405(1)(h) has been utilized to allow for a 3-foot to groundwater separation from the bottom of the proposed leach field to the estimated seasonal high water table

Mr. Montiverdi read the LUA request

Mr. Seth Lajoie reviewed the plan with the Board. He went to the property today to determine where any adjacent septic systems were located but he could not determine.

Ms. O'Connor recommended that any existing unused well be abandoned.

Mr. Montiverdi noted the large distance from the tank to the SAS.

Ms. O'Connor stated that this type of LUA has been granted in the past and is allowed, and we have a failing Title V report on file already.

MOTION: Ms. Wood moved to accept LUA as requested.

SECOND: Mr. Montiverdi

DISCUSSION: None

Vote: UNANIMOUS

**Board Discussion: Revolving Account**

In Attendance: Mr. Robert Reed-Town Administrator

Mr. Montiverdi explained to the Board what the health revolving account is and what we were thinking of for the use of the money.

Mr. Montiverdi asked Mr. Reed if he had any figures for hook-In of Sewer for Hillcrest Country Club.

Mr. Reed stated he had verbal figures in the range of fourteen thousand dollars to hook-in and an additional cost for drain layers to lay the pipes.

Mr. Montiverdi asked what the usage would be going forward for the Club as he was concerned that if a contractor purchased the property and leveled the building would we have wasted our funds.

Mr. Reed stated the building would not be sold.

Mr. Montiverdi asked if there was to be a place holder for the annual meeting and what would be the date we needed to attach figures.

Mr. Reed state that he was trying to schedule a meeting with all of the parties involved. He has contacted both the Oxford Rochdale Sewer District and the Leicester Sewer District. He stated some feedback he has received is that you cannot hook the Club and the house in separately. Ms. O'Connor reviewed the plans and showed the diagrams of two separate systems. She then read a summary letter from Russell Leblanc, Title V Inspector, which details an inspection he performed in June of 2007 on the house.

Mr. Montiverdi asked when the meeting would take place.

Ms. O'Connor stated Mr. Reed was working on coordination the scheduling for the meeting.

Mr. Reed stated that he emailed Sandy Wilson to set up a time and he also stated that he was notified that the Oxford Rochdale Sewer District does have capacity for the flow from Hillcrest. Mr. Montiverdi was hoping to have a figure to work with so the Board could move forward with the approval process for the funds.

Mr. Reed asked what the Board of Health would need remaining in the revolving account to cover Septic related coverage.

Mr. Montiverdi said he would like to keep around ten thousand dollars in the account.

Mr. Reed explained that the amount of funds to be kept in the account would need to be requested in writing with documentation on how we arrived at the amount.

Mr. Montiverdi stated the Board would work on those figures and forward them in writing.

On a separate issue Mr. Montiverdi spoke about the clean and lien program where the town would pay for repairs or clean up expense for properties and then put a lien on to recoup the money. He discussed a property we are currently inspecting where the owner is in jail and the tenants are without water.

Mr. Reed suggested he run this matter by Attorney Cove and get his opinion. However he did state that the Town has no reserved funds for this type of expenditure.

## **Bills**

Bills were presented to Board

MOTION: Ms. Wood moved to accept bills as presented and ratify bills as presented.

SECONDED: Mr. Montiverdi

DISCUSSION: None

Vote: UNANIMOUS

## **Board Discussion: 314 Stafford St. Mr. and Mrs. O'Day**

Ms. O'Connor explained that the O'Days were previously approved for a septic betterment loan and the paperwork was to expire in May of this year. They were under the impression that they funding was not available. Ms. O'Connor explained to the O'Days that the town still had their funds available and that they needed 3 new bids for the septic system installation and we would move forward with the project.

Mr. Montiverdi asked if we need to refile paperwork.

Ms. O'Connor stated yes.

## **Wood Boiler**

Ms. O'Connor spoke on the stack heights and stated she was waiting on more information from the building inspector. She asked if the Board would like her to send out a draft.

Mr. Montiverdi said yes.

**Fees**

Ms. O'Connor presented the information she has researched on the plan review fee for a commercial plan. She has stated that in assessing ownership Title V has a trigger of design flows over 2000 gallons per day. The proposed fee for this type of plan review would be assessed at \$350.

MOTION: Ms. Wood moved to adjourn the meeting

SECONDED: Mr. Montiverdi      DISCUSSION: None

Vote: UNANIMOUS

Meeting adjourned at 7:40

Next Meeting will be April 8, 2008 at 5:30