

Meeting Minutes December 15, 2021

Members in attendance: Dr. Michael Popik, Mr. Ed Simoncini, Mrs. Ann Loree, Mrs. Elizabeth Penney

Others in attendance: Mr. & Mrs. George Bruwer, Mr. Robert Gerberth, Mr. Mark Popham (on phone call).

Dr. Popik called the meeting to order at 4:30pm. Announces he is recording, and someone in the room is also recording.

No minutes to sign.

No items to discuss under new business.

30 Lakewood Park Rd.

Ms. Loree discusses how she walked the well site and the location of the well matches the well plan and septic plan. The well plan and application were submitted to Board. Mr. Simoncini states that there are setbacks/variances that are shown that are not being requested. These are variances to the owner's septic system and to the neighbor's septic system. The well should be 100 feet from both. Mr. Simoncini also states he'd like to see the well moved a foot over as it looks like it is in the flood zone. Mr. Popham, the engineer states it is not in the flood zone, but right on the edge of flood plain. The engineer states that the well casing will be 12-18 inches above to flood zone. Mr. Simoncini makes a motion to approve well application with three corrections he would like to see, Dr. Popik seconds the motion, all in favor, unanimous 3-0.

The Board moves to the next topic regarding 30 Lakewood Park Rd.

The owner would like to demolish and rebuild the home. The Board reminded him of the 15% limit on rebuilds that have a septic with requested variances, per local septic regulations. The Board believes there are 2 different ways to evaluate the 15% increase on home, by calculating the perimeter of home/ total square footage or by calculating the living space.

Using both methods, the Board discussed the proposed floor plans. Calculating square footage, the proposal is a 114% increase. Calculating living space, the proposal is a 90% increase. The proposal does not meet the 15% increase rule.

More discussion takes place on the size of the home, and what type of proposal would be allowed. The Board states that the septic needs to be upgraded, and the lot is grandfathered in. Mr. Simoncini says that the lot would most likely be unbuildable if it was an empty lot. The Board states that the request is over the 15% increase and they cannot agree to allow request. Mr. Simoncini did calculations, and a 15% increase in living space or square footage is approximately 840 sq. ft. total.

Ms. Loree discusses her concern for the owners needing to replace the existing septic system to a 3 bedroom system. The owners need to be able to live in their home, which is very small, and the 15% increase does not make a huge difference in size when starting with lower square footage. Dr. Popik states we need to be fair and keep the same standards. Discussion continues from Ms. Loree on the difference in square footage increases on properties over 1,000 sq. ft. and properties under 1,000 sq. ft.

The Board stated they did not support this increase in living space, and would need to see something different.

12 Livermore Hill Rd.

Ms. Loree discusses the proposed plan at 12 Livermore Hill Rd. Mr. Simoncini discusses questions that were not answered by engineer. Ms. Loree called Mark Popham to discuss the plan submitted. Ed states concern for the seasonal high water table, and if Mark moved septic, he could gain distance from groundwater. The Mr. Popham states that the water table doesn't change as you drop in grade. If they

moved the location of septic, they would have to change the plumbing as well. Discussion with Mr. Popham continues. Mr. Simoncini states concern for zero separation between tank and groundwater, and believes some sort of separation is achievable. Mr. Popham states that the side of the property where the proposed change would be has not been surveyed and he will need to speak with homeowner. Mr. Popham discusses potential impacts on abutting property. More discussion continues on the properties conditions and engineering details. There is discussion on 310 CMR 15, and if there is an order of how to approve Local upgrades.

Homeowner, Mr. Geberth, states this is holding his sale up. He can't sell his home if the septic is not going to pass Title 5. Mr. Simoncini states that that is incorrect, there is a certain period of time after selling property that homeowners have to complete a Title 5. There is also a certain amount of time after knowing a system has failed to come into compliance with Title 5.

Much discussion continues with the homeowner to explain why the plan was not approved at the meeting.

Board Concerns

Continued discussion on tonight's hearings and process of signing of building permits. Board discusses wanting to keep the same standards for everyone across the line, cannot make exceptions.

Mr. Simoncini discusses an email received from an engineer. The engineer was displeased because they were charged a revision fee. Mr. Simoncini asked Ms. Loree if we were "in the right" by charging the revision fee. Ms. Loree states that she thinks she made the right choice in charging the fee. As discussed previously, she thought that if she has to go above and beyond to receive necessary edits, we will charge a revision fee.

Mr. Simoncini discusses 30 White Pine Drive. Ms. Loree mentions a septic permit issued. The permit expires soon, and owner has until Monday to do what he has to outside of the Wetlands. They issued the septic permit and owner is building the upland part of septic. A long discussion takes place on the permit process, permit expiration, and the history of this situation. .

Mr. Simoncini discusses the well head at 32 White Pine Drive. He states that this is not raised high enough for flood elevation. Ann confirmed that this has been done.

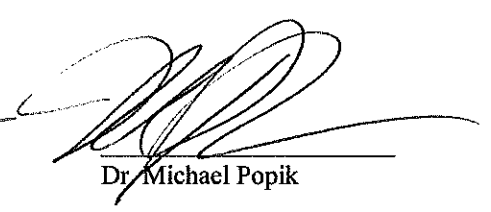
Health Agents Update


Ms. Loree discussed COVID reports, MPH, and the 10 day isolation period. Ms. Loree discussed how to find case count by county and how often this updates. Dr. Popik discusses schools and cases in schools.

Ms. Loree updated Board about 3 odor complaints received by Landfill. Mr. Simoncini asks about odor disrupting life, Ms. Penney, who calls the people complaining, states that it is more of an annoyance.

Ms. Loree discusses being out of the office for the upcoming week, Ms. Conlin, Assistant Health Agent, will be in all week to help out, and will be on call. Board discusses being available if she cannot make it in an emergency.


Edward Simoncini


Dr. Michael Popik


Christopher Redkey

Date: 4/19/23

Attachments:

- 12 Livermore Hill Rd Septic Plan pg. 1
- 12 Livermore Hill Rd Septic Plan pg. 2
- 12 Livermore Hill Rd- Letter from Engineer to BOH
- 30 Lakewood Park Floor Plans
- 30 Lakewood Park Well Plan
- 30 Lakewood Park Well Location Plan
- 30 Lakewood Park Well Variance Letter
- 30 Lakewood Park Septic Plan

