



TOWN OF WESTMINSTER
11 South Street
WESTMINSTER, MASSACHUSETTS 01473
(978) 874-7409 • Fax (978) 874-7462
BOARD OF HEALTH

RECEIVED

2023 DEC 17 PM 12: 01

TOWN OF WESTMINSTER

AGENDA

December 20, 2023

BOARD OF HEALTH MEETING @ 4:30 P.M.
WESTMINSTER TOWN HALL, ROOM 205

Call to Order
Sign Minutes
Approvals

- **43 Battles Road**
 - Septic repair- 330 GPD
 - Request for local upgrade approval- 310 CMR 15.405(b) - distance from septic tank to foundation (10' required; 5' provided)
 - Request for local upgrade approval- 310 CMR 15.405(b) - distance from SAS to foundation (20' required; 15' provided)
 - Request for variance- 245-15 (setback requirements) - distance to wetlands (100' required, 71' provided due to site).
 - Impervious barrier used to account for no 15' breakout or 3:1 slope (removed request for decrease in groundwater offset)
 - Make a motion
- **66 Lake Drive West**
 - Septic Repair (Previously Approved)
 - Request for local upgrade approval- 310 CMR 15.405(l)(g)- distance from SAS to abutters well; abutter has been notified (required 100'; 72' provided).
 - Make a motion
- **167 Bathrick Rd**
 - Title 5 inspection, bedroom count overage- 6 bedrooms, and 10 total rooms.
 - 440 GPD
 - House unchanged since 1998 building permit, signed off on by Health Agent. Deed restriction was required, but never filed.
 - Make a motion
- **141 Bragg Hill Rd.**
 - Addition for in-law in 2021, approved by BOH.
 - Deed restriction recorded, 4 bedroom deed restriction
 - New request from homeowners to finish basement and use as living area for family while wiring in home is replaced.
 - Request would make a total of 4 bedrooms and 11 rooms
 - Make a motion
- **48 Lake Drive East**
 - Request to finish space in home, proposed floor plans with total room count at 3 bedrooms and 7 rooms.
 - 330 GPD
 - Title 5 completed in 2021
 - Make a motion
- **1 Proctor Dr.**
 - Proposed basement, work began prior to pulling building permit and sign off
 - 3 rooms in basement, all rooms have ceiling height of less than 7'.
 - Request for a deed restriction.
 - Make a motion

New Business

- Bean Porridge Hill Rd. PFAS presentation from Attorney George Hailer
- Policy on Commercial Kennels

Other Business

- PFAS updates
 - Vote on Well Moratorium
- Body Art Regulations
 - Review Regulation Edits
- Lodging Regulations
 - Review Regulation Edits
- Septic Loan Program

Board Concerns / Health Agent Concerns

AGENDA ITEMS LISTED ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR TO BE DISCUSSED AT THE MEETING. NOT ALL ITEMS MAY BE DISCUSSED AND OTHER ITEMS NOT LISTED MAY BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.