



BOARD OF HEALTH

MINUTES

Tuesday, May 13, 2014
Hildreth House

Thomas Philippou, Chair *Lorin Johnson* *Sharon McCarthy*

Board Members present: Lorin Johnson; Sharon McCarthy; Thomas Philippou

Also present: Bruce Ringwall, GPR; Tom Kurian, 12 Lancaster Cty Rd. LLC, Luis Monsegur, 1st Choice Realty, 184 Ayer Road; Steve Sears, David E. Ross Associates; Richard Larkin, Esq.; Joan Eliyesal, The Harvard Press; Ira Grossman, NABH; Paige O'Brien, Clerk

This meeting was called to order at 7:00 p.m.

Discussion: Notice of non-compliance - 184 Ayer Road

There was concern that this commercially-zoned building included an illegal apartment. Bruce Ringwall, GPR engineer representing the property owner, 12 Lancaster Cnty Rd LLC, ran through his research that tracked the presence of an apartment through several ownerships. Mr. Philippou moved to adopt the permit retroactively to include the 1 bedroom apartment. Mr. Johnson seconds; vote aye, unanimous.

Public Hearing: Upgrade review - 75 Woodside Road; Bollinger

Steve Sears, David E. Ross engineer, and Richard Larkin, Esq. are seeking, on behalf of the property owner, the following Local Upgrade Approvals:

- 15.405 (1) (b), Reduction of SAS location set back from cellar wall from 20 ft to 13 ft
- 15.405 (1) (j), Reduction of SAS location set back from existing well from 100 ft to 84 ft

Mr. Sears is also requesting to amend number of bedrooms: assessors state 4; upgrade design for 4; 1965 original system permit for 3. Attorney Larkin shared the historical detail of the assessors room count. Noting that the increase needs to be in compliance with Title 5 and that there shall be no increase above approved capacity, Mr. Philippou moves to approve Plan No.L-12351, allowing variances and design for 4-bedroom dwelling with the condition that a 4-bedroom deed restriction is recorded. Mr. Johnson seconds; vote aye, unanimous.

Discussion: Deadline for sewer connection – 7 Still River Road

Mr. Philippou brought to the Board, for their consideration, a proposal that would allow residents with innovative/alternative septic systems living in the Sewer District to continue to use their systems until the system fails or property is conveyed, provided the homeowner submits regular effluent test results.

To give the Board time to consider this suggestion and to perform necessary research, Mr. Philippou moved to extend the May 12, 2014 deadline given to the property owners of 7 Still River Road for another 75 days (new deadline July 28, 2014). A letter will be sent to the residents describing this proposition and requesting them to collect and submit effluent test results. Mr. Johnson seconds, vote aye, 2; Ms. McCarthy abstains.

Permits

- 308 Littleton Road; Eldredge – Single Component Replacement, D-box; approved
- Lovers Lane, Lot 102; Ward – Transfer; approved
- 75 Woodside; Bollinger – Upgrade; approved (refer to Public Hearing above)

Approval of Minutes of April 8, 2014

Mr. Philippou moved to approve with amendments; Ms. McCarthy seconds; vote aye, unanimous.

Approval of Minutes of April 22, 2014

Mr. Philippou moved to approve with amendments; Ms. McCarthy seconds; vote aye, unanimous.

Consider Reserve Funds Transfer

Ms. O'Brien brought to the attention of the Board that there is not enough money in the budget to carry her payroll through the end of FY14. She received counsel from Lorraine Leonard, Finance Director, that submitting a Reserve Funds Transfer for the amount needed to the Finance Committee would be the best strategy. TP moved to accept reserve funds transfer for the amount of \$876.96. Mr. Johnson seconds; vote aye, unanimous.

Adjournment

Mr. Philippou moved to adjourn meeting at 7:55 p.m. Motion seconded by Mr. Johnson. Vote, aye, unanimous.

The next scheduled board meeting is Tuesday, May 27, 2014
7 p.m. at Hildreth House.

Minutes prepared and submitted by Paige O'Brien.