

BOARD OF HEALTH
One Liberty Lane
Norfolk, MA 02056

Meeting Minutes

Date of Meeting: Tuesday, April 18, 2017 Town Hall Meeting Room G-07

Board of Health Members Attending

Chairman:	Tom Gilbert
Clerk:	Cheryl Dunnington (Absent)
Member:	Jeff Kane
Admin. Asst:	Betsy Fijol
Others:	Wade Saucier/Health Agent

Tom Gilbert called the meeting to order at 7:08 p.m.

New Business

Project: Meeting Minutes

Comments: Jeff moved to accept the 11/30/16 meeting minutes as written. Tom seconded the motion. The motion carried unanimously.

Project: Vote to extend Groundwater Season

Comments: Wade said that he recommends that the high groundwater season be extended beyond the April 30th deadline because he is going to be away on vacation and groundwater is high at the moment.

Jeff moved to extend the high groundwater season to May 5, 2017. Tom seconded the motion. The motion carried unanimously.

Project: Variance Hearing-Lakeland Farms/84 Cleveland Street-Request to allow 7' of cover over the septic tank & pump chamber

Applicant: Paul Hutnak/Andrews Survey & Engineering

Comments: Tom Gilbert called the Variance Hearing for Lakeland Farms at 84 Cleveland Street to order at 7:15 pm by informing the applicant's engineer of the Board of Health requirements for issuing variances.

Mr. Hutnak presented the proposed septic design plan for the 40B development called Lakeland Farms at 84 Cleveland Street, which consists of 32 detached single family condominium units. This project was permitted through the Zoning Board of Appeals. The on-site wastewater system is a common septic system in the common court yard area. The sewer system consists of sewer manholes in the street that collects sewer and discharges into a 30,000 gallon septic tank to a pump chamber & pumped to the common leaching area. It is proposed to use a Presby system.

Mr. Hutnak explained that the variance requested is to allow 7' of cover over the septic tank, rather than the required 3', in order to maintain a slope for roughly 2,000 feet of sewer pipe. He argued that this depth will not affect the function of the septic tank and the manholes will be to grade for access. Mr. Hutnak said it is his opinion that the manifest unjust would be to require the installation of additional tanks because of the increase in maintenance.

Wade explained that the design does not meet Title 5 requirements and recommended that the plan be redesigned to accommodate more gravity fed systems. Wade said he is concerned about the access to a 30,000 gallon tank for maintenance. Wade also commented that the water services cross the sewer lines, which needs to be addressed.

Jeff said he doesn't recall the Board of Health issuing variances for new construction in the past, and a Title 5 system could be designed for the site.

Bill Ferrellic, 88 Cleveland Street, said he is concerned that a project this large will affect their drinking water and this is an environmentally sensitive area.

After a discussion concerning alternative septic tank designs that may make the variance request unnecessary, Mr. Hutnak requested that the request for a variance for Lakeland Farms at 84 Cleveland Street be withdrawn.

Jeff moved to accept the withdrawal of the variance request for Lakeland Farms at 84 Cleveland Street. Tom seconded the motion. The motion carried unanimously.

Project: 31 Mirror Lake Ave-Discuss floor plan for review of building permit application
Applicant: Larry Foran/homeowner, Cari Orlandi/Millbrook Builders
Comments: Mr. Foran explained that his existing home at 31 Mirror Lake extends over the water about 3' and the back portion of the home is falling into the lake and is structurally unsound, so it is proposed to raze that house and replace it with a modular home. He has been to see the Conservation Commission and received a Special Permit from the Zoning Board of Appeals. Mr. Foran said he has submitted a building plans to replace the existing house with a new modular home and moved the house back 10' away from the lake. The existing house is a two bedroom, six room one story house and the proposed house is a two bedroom, 5 room two story house.

Wade explained that he received a Form 1.0 application for the tear down and rebuild of the existing house. He said the lot is grandfathered for a deed restricted, two bedroom house. Wade said he disapproved the application because the floor plan shows a studio and office on the second floor, which can be used as bedrooms. Wade explained that he received a revised floor plan, which was identical to the original plan, but the second floor is not finished and labelled not habitable. Wade said he discussed other options with the applicant.

Mr. Orlandi said the second floor will not be finished or permitted to be finished at this time.

Jeff said that the Board cannot deny a floor plan that shows unfinished space on the second floor. If the applicant decided in the future to finish the second floor, they he would have to go through the building permit application process.

Tom said that Board is willing to approve the Form 1.0 application and revised floor plans received on 3/16/17 for the building permit project evaluation for the new house at 31 Mirror Lake Avenue. Tom and Jeff signed the application.

Adjournment

The meeting adjourned at 9:10 pm.

Respectfully submitted,


Thomas Gilbert/Chair