

BOARD OF HEALTH MEETING MINUTES

June 1, 2015

Board Members Donna Bagni, Chair; Tom Driscoll, Clerk; Gary Fine, Member; Lisa Cullity, Health Agent and PACTV (to record meeting for future showing) were present. The meeting opened at 6:33 p.m. The Board reviewed correspondence and signed payroll. Fine moved to accept the minutes as written from the May 11, 2015 meeting, Driscoll seconded. All in favor.

The public meeting was closed and the public hearing was opened at 6:58 p.m.

173 Wampatuck Street – Shayne McGlone, Engineer, was in attendance. No others appeared. Septic variances requested: (1) a reduction in the required setback of property line to soil absorption system (S.A.S.) from 10' to 0.5', (2) a reduction in the required setback of cellar wall to S.A.S. from 20' to 5', (3) to allow leaching to be designed for a 3 bedroom design flow (330 gpd) = 446 sq. ft. Pembroke minimum = 150 gpd / bedroom proposed to 110 gpd, (4) a reduction in the separation between the bottom of the S.A.S. and the maximum seasonal high water table from 5' to 4.6', and (5) a reduction in the required setback of a public water supply tributary to S.A.S. from 200' to 91'. Driscoll moved to allow the variances as presented; Fine seconded. All in favor.

Cross Creek (11, 15 Sequoia Street; 8, 12, 16 Sugarberry Circle) – Shayne McGlone, Engineer, was in attendance. No others appeared. Variances requested: (1) a reduction in the required setback from property line to S.A.S from 10' to 5', and (2) to allow a reduction of the S.A.S from the required 150 gpd / bedroom to 110 gpd / bedroom. Fine moved to allow the variances as presented; Driscoll seconded. All in favor.

Cross Creek (66, 67 Redwood Circle, 5 Sequoia Street; 4, 7 Sugarberry Circle) – Shayne McGlone, Engineer, was in attendance. No others appeared. Variance requested: to allow a reduction of the S.A.S from the required 150 gpd / bedroom to 110 gpd / bedroom. Fine moved to allow the variances as presented; Driscoll seconded. All in favor.

The public hearing was closed and the public meeting was reopened at 7:04 p.m.

22 Taylor Point Road – Brian Murphy, owner, was present. Murphy requested another septic installation / repair extension for 90 days (3 months). He stated he had the plans out for 3 bids and was waiting to get those bids. Cullity informed him that the plans were already approved a long time ago and the septic loan funds were available upon proof of work done. Murphy was given a list of Town licensed septic installers from which to choose to speed up the bid process. The Board felt he has had ample time to get the work done within the time frame of the first extension request of 1 year, which expired May 30, 2015. The Board informed Murphy that neighbors have complained on numerous occasions about the failed septic system and it violates the health code. Driscoll moved to allow a 45-day extension; Fine amended the motion to order Murphy to appear at the next BOH meeting on June 15, 2015 to present a status update. Driscoll moved to accept the amendment as presented by Fine; Fine seconded. All in favor. The Board then ordered Murphy to appear at the June 15, 2015 meeting.

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142 Wampatuck Street – Septic variances request as follows: (1) to reduce the setback from the septic tank to the foundation from 10' to 2.7', (2) to reduce the height of the S.A.S. above groundwater from 5' to 4.35', and (3) to allow the design of the S.A.S. on the basis of 1 (one) observation hole, and (3) to reduce the design flow from 450 gpd / bedroom to 444 gpd / bedroom. The property is very small and contains sheds, a paved area, etc. Driscoll moved to allow the variances as written; Fine seconded. All in favor.

549 Mattakeesett Street – Board discussion re: condemnation. Cullity stated to the Board the property is unoccupied, but is badly damaged due to destruction by tenants prior to their eviction by the owner. Cullity tried to notify the last known owner about the condemnation but was told he no longer owned the property and Cullity was given his lawyer's contact number. Cullity then notified the lawyer who stated the former owner no longer owned the property, but declined to give any further information as to who actually took ownership and who is the mortgage holder. As there is legal protocol to follow by the Board, the Health Agent has no choice but to notify in writing the last known owner about the situation. Further action is pending.

261 Washington Street – septic loan approval. As the property owner would be living in the residence on the property that also houses a business, Driscoll moved to allow the septic loan approval; Fine seconded. All in favor.

31B Packet Landing – non-agenda item - *emergency condemnation*. As the owner had taken very ill, he was removed from the home and taken to the hospital. At that time, Cullity was notified about the living conditions, promptly visited the property, posted a condemnation sign and stated to the Board the uninhabitable conditions at this property. Further action is pending.

Cullity notified the Board that annual pond testing would begin Tuesday, June 2 and continue until Labor Day.

Driscoll moved to adjourn at 7:45 p.m.; Fine seconded. All in favor.

Donna Bagni
Chair