

## HOLLAND BOARD OF HEALTH

Minutes

September 23, 2014

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CALL TO ORDER: Meeting called to Order at 7:30pm.

MEMBERS IN ATTENDANCE: Ken Ference, Chairperson, Dana Manning

## REVIEW OF MINUTES:

No minutes were reviewed on 9/23/2014.

On 8/26/2014 the review of the 8/12/14 minutes had to be tabled. The minutes are on Dave Kawalski's flash drive and he did not bring the flash drive to the meeting.

There are no minutes to review for 9/9/2014 there was no public meeting due to elections.

8/26/2014 minutes could not be reviewed due to Dave Kawalski not being in attendance. The 8/12/14 minutes are on his flash drive and the 8/26/2014 minutes are on his personal computer.

## HEARINGS/SIGN INS:

Bob Ardizzoni

2 Lakeshore Drive. Request for a Subsurface Disposal Permit. Procedure sheet (from Jack Keough-building inspector) had no number. The Plan was reviewed and found to be in conformance with Title V. When Mr Ardizzoni returned permit was issued.

Procedure sheet #1590/ Permit #92314-5

Fee of \$ 175.00 collected. Ck# \_\_\_\_\_

Anita Brousseau

36 Wales Road. Well is shallow, dries up every year/needs artesian well. Requesting a well permit. Her procedure sheet was also missing the tracking number. Plan was reviewed and showed a distance of \_\_\_\_\_ feet between the leach field and well.

Upon her return a fee of \$ 175 was collected CK# CASH, and a well permit was issued. Procedure sheet #1591, Permit #92314-4

Audrey Leighton

32 Stoney Hill Road

Ms. Leighton was expressing concerns on Henshley property @ 30 Stoney Hill Road. The construction at 30 Stoney Hill is causing a lot of run off water which is coming down the hill and potentially into their well. A recent water test showed E. Coli and Coliforms present in the drinking water at 32 Stoney Hill Road. The well was bleached and a repeat test showed no E. Coli but still the presence of Coliforms. There is a question as

to whether an old septic tank @ 30 Stoney Hill was removed when the home was purchased circa 2001. Ms. Leighton had just come from Conservation and they will have the property owner at 30 Stoney Hill Road bale off their construction to reduce run off. The septic plan for 30 Stoney Hill was designed by Greenhill Engineering. A call was placed to Mark Farrell (Greenhill) to see if he could confirm whether the old septic tank was removed at the time of the sale per recommendation at that time. The Property at 32 Stoney Hill has a shallow well. It should be inspected for cracks and general condition to determine if there are other reasons for E.Coli to be present.

Intake complaint on 11 Mountain Road. This property has a pool. The property is vacant and bank owned. The pool was boarded up. The plywood has caved in and there is water at the bottom of the pool. The property presents a safety issue for children and animals. Need to see if we can contact owner, property manager or the bank to repair the plywood.

Richard Demetrius (from Wilbraham)

Requesting an installer permit. Permit # 92314-1 issued.

Work to be done for Bryant/ 24 Long Hill Road.

\*Need to mail Mr. Demetrius a hard copy of his permit

\*Get plan from Mark Farrell (tried to contact Mark 9-23-14/message left)

Nick Lafaucki

Requesting well permit for 46 Wales Road.

Well is to be located 78 feet from leach field--essentially 2-3 feet away from where current well is located. Current well is shallow and went dry.

\$75.00 fee collected. Procedure sheet #1592.

Well permit issued, permit # 92314-2

Brian Johnson

61 Stafford Road

Requesting BOH sign off for accessory dwelling. Procedure sheet #1584.

Septic plans on file reviewed. The system on file is designed as a 4 (four) bedroom septic. Mr. Johnson claims his home is a three bedroom home. When the BOH asked about the tenant in his already finished garage (making his 4 bedroom system already fully utilized) Mr. Johnson stated that his "tenant," "lives in the main house with us."

The BOH was not provided with any documents to sign off on. There are no engineering plans, no site plan, nothing. Mr. Johnson stated that "the BOH was the least of [his] worries as [he] still needs to also get a variance from the ZBA and a special permit from the Planning Board." The BOH is concerned that the 4 bedroom septic already has 4 bedrooms in use. A site inspection is needed to determine the proper size septic for the number of existing bedrooms as well as the number of bedrooms that the project will add. In addition a formal application must be submitted with necessary plans (architectural plans will need to be on file of both the principal and the accessory dwelling units,) the ZBA has to determine if there is a hardship exists, the Planning



Board must determine if the project meets the specs to issue a special permit based on architectural plans, and a septic plan must be designed and submitted which has a commensurate system for the real number of bedrooms. At this time, Mr. Johnson has not submitted a formal application or any supporting documents. There is nothing to review and nothing to approve. It was explained to Mr. Johnson that this project is neither approved nor denied and that a site inspection and formal plans are needed to properly consider the project.

Name: \_\_\_\_\_ address \_\_\_\_\_

Well Permit request. Procedure sheet #1584

\$75.00 paid in cash /well permit issued /permit #92314-3.

### **OLD BUSINESS:**

Report on Boys and Girls Club: In June 2014 the tenant at that property made a complaint to the BOH about a dangerous electrical service. She was referred to Jack Keogh the building inspector. Dana Manning followed up with Jack Keough on October 9, 2014. Jack Keogh confirmed he had inspected the property and the owner had made some repairs. No BOH inspection is indicated at this time.

Dana Manning made a motion to appoint Lori McCool as Food Inspector for the Town of Holland. 2nd from Ken Ference. VOTE: DM=yes, KF=yes, DK-absent  
Motion passes.

Dana Manning made a motion to appoint Lori McCool as Home Inspector for the Town of Holland. 2nd from Ken Ference. VOTE: DM=yes, KF=yes, DK-absent  
Motion passes.

Wellness check on 33-35 Lakeridge Drive scheduled for Friday September 26th.

Installer Permit Application Introduced. Ken Ference made motion to accept the permit application and to post it on the BOH website. 2nd by Dana Manning. VOTE: KF=yes, DM=yes, DK-absent. Motion passed.

### **NEW BUSINESS:**

Tobacco enforcement/Tobacco permits- Tabled

Tenant complaint at 28 Over the Top Road. This is not the first tenant complaint on this property. James MacConnell contacted the BOH last fall (2013) with a complaint about the septic system and code violations. Again this evening the complaint is for the septic system needing to be pumped, animals and vermin living in the roof, a major code violation as there is no second egress, faulty fire alarms and the property is poorly maintained in general. The property owner, Jon Hall, lives in Sturbridge, but has converted 28 Over The Top Road to an illegal three family with 5 total bedrooms (see property record card.) An inspection of the property may be needed to determine if there are second egresses or other code violations. Jack Keough can be contacted to

determine if any permits were ever issued to renovate the property into a three family. The tenant called slim's sewer service and learned that the septic system was last pumped 6-28-13, and that Slim's stated they pump two 1500 gallon tight tanks. A review of the septic plan file shows that a prior board required the plan that was submitted to be increased from a 2000 gallon to a 3000 gallon tight tank. The system is only approved for 3 bedrooms (NOT 5) and a regular pumping schedule was expected as it is a TIGHT TANK, not a septic system with a leach field.

9:55pm Ken Ference made motion to adjourn. 2nd by Dana Manning. VOTE: KF-yes, DM-yes, DK-absent. Meeting Adjourned at 9:55pm.

Minutes Taken and Respectfully submitted by Dana Manning

Minutes approved:

  
  
10-28-14