Board of Health
May 8, 2001
Meeting Minutes

Present: Mary Jo Phelps, Geoffrey Bagley & Melissa Quinn
Absent: Ellen L. Foberg

The meeting was called to order at 7:30 pm. Also present were Leonard Laffond, Ruth Truesdell, Building Inspector Bill Foster and Doug Wilson from Rowe Camp & Conference Center.

Doug Wilson informed the Board that plans for the design of a new septic system planned to serve the dining hall addition to the farmhouse has still not been received from the engineering firm (Ron Lavigne), although it has been nearly a year since the percolation test was done. Mr. Wilson asked if the Board would sign off on the building permit prior to seeing the septic system plans so that the construction of the addition could get underway. It was noted that DEP still has to review and approve the plans due to the complexity and variances, including parallel tanks. Mr. Wilson said that if a problem were found, they would stop construction and absorb the loss. It was the consensus of the Board that they must see the plans and approve them prior to signing off on a building permit. To do anything else would set a bad precedent. Mr. Wilson was urged to contact the design firm and insist that they get busy on the plans to avoid further delays.

A Title 5 inspection (relative to the sale of property) was conducted by Lisa Burke at the Taskey property at 47 Stone Hill Road on May 4th. There were changes to the original plan and they were noted on the plan. An additional intake pipe was found that was used when visiting family members stayed at the property in their camper. The property owner refused to pump the tank when requested to do so by the inspector, but everything appeared to be in order. The well is 140 feet from the system. The system passed inspection and the report was received and will be filed.

Leonard Laffond came in to discuss what would be required to obtain a building permit to put an addition on his property at 208 Hazelton Road (Map 13, Lot 13). It was noted that prior to his purchase of the property, a Title 5 inspection was performed by Ron Lavigne and observed by Chairman Phelps, Ellen Foberg, property owner Robert Essert, Dick Dills (realtor), Health Agent Sharon White and Mickey Spokas. At that time, Mr. Essert said that there was a leach trench but no distribution box. The inspection report shows the presence of two leaching galleys, and the report states that the system passed. The Board has no record of the installation of the leaching galleys, and does not know how or when they were put in. Some months ago (September 26, 2000), Mr. Laffond attended a meeting and informed the Board that he was thinking about putting on an addition. At that time, Chairman Phelps asked Sharon White to review the files. Ms. White stated that the inspection should have been a conditional pass, due to the need for the installation of the two leach galleys, but Mr. Lavigne wrote it up as if they were already in at the time of the inspection. Mr. Laffond stated that he has had Dennis Franz,

PE, review the files, and Mr. Franz said that it was his opinion that the system was adequate to serve the addition of another bedroom. He is willing to put that in writing in a letter to the Board of Health. Chairman Phelps would like to have that letter from Mr. Franz, but she said that at this point a percolation test would be required. Mr. Laffond said that he is more than willing to work with the Board to resolve the matter, and will contact Mr. Franz to set up a date for a test.

A sodium notification was received from Berkshire Enviro-Labs for the Avery Fountain. While there is no formal parameter, the level (2.6 mg/L) is well below the recommended limit pf 28 mg/L.

A Tier II report was received for file from Environmental Resource Management for Yankee Atomic Electric.

A press release was received from the Department of Public Health relative to a recall of cheese products due to salmonella contamination.

Chairman Phelps reported that she had talked to Town Counsel relative to the Nock property on Ford Hill Road. The present owner may conduct a percolation test on the property (for a repair/replacement) and than sell the property with the cabin. The new owner could then tear the cabin down but would have to get a special permit from the Planning Board to construct a new house. Since the Planning Board might not want to issue such a permit, Counsel's recommendation was to have the present owner conduct a percolation test, then tear down the cabin and sell the lot as a building lot. Although the lot does not meet current criteria (400 feet of road frontage/4 acres) it is a grand fathered, non-conforming lot.

The meeting adjourned at 9:10 pm.

Respectfully submitted,
Melissa S. Quinn, Administrative Assistant

Approved:

Mary Jo Phelps, Chairman

Ellen L. Foberg

Geoffrey N. Bagley