



**Town of Mendon
Board of Health
20 Main St. Mendon
Minutes for
September 30, 2015**

Chairman Andy Fiske called the meeting to order at 7:00 p.m.

Present: Alan Greenberg - Vice Chairman, Tom Fichtner - BOH Member

Location – Board of Health Office– 20 Main Street, Mendon, MA 01756

37 Kinsley Lane – Fred Lapham (Shea Engineering) gave a presentation as to why they are requesting two local up-grades. The property has a few constraints such as distance to wells, wetland and the amount of ledge which makes putting in a conventional system very difficult. Andy asked how they would access the property since the site is so tight. Fred explained that they would have to gain access thru the abutters' property, and was hoping to have an agreement between the two parties. Kathy Victor, the abutter in attendance for this meeting along with one of the property owners (Eileen), had many concerns about giving access to perform the proposed work. Per Kathy, she stated that she had been advised by her attorney and realtor to say no and not agree because an element of the proposed work would affect her property value. The proposed element of work raising the biggest concern is the plan to build a retaining wall.

Andy was wondering if a low profile tank would be better in order to reduce the height of the retaining wall. They realized it wouldn't really help it would not gain that much space.

The Board presented a couple of viewpoints. They assured Kathy that they absolutely respect the rights of property owners. From a Board of Health perspective, the concern here is getting the property in question compliant with Title V and balancing this with how that may affect an abutter's property. The Board believes that having the property Title V Compliant would do two things; it would increase the value of the property and in return increase value to abutter's property. In the absence of creating any devaluation to the abutter's property, the Board believes they are compelled to uphold the state guideline to get properties to Title V Compliant. In addition, discussions ensued around the direction to create an esthetically pleasing environment around the retaining wall so as to implement a landscape plan to allow the retaining wall to blend in to the environment. The property owner, Eileen, was very receptive to this idea.

Alan made a motion to grant the following local up-grade request. First, reduction in the separation distance between system location and property line (4' requested). Second, reduction in the separation distance between system location and slab/cellar wall (6' requested) allowing a 5' separation. Anything more would have to be voted on by the Board. Tom seconds the motion. All members agreed. Motion carried.

52 Uxbridge Road – Tom Hackenson, the property owner and Linda Hawkes (Treasurer/Collector) came to talk to the Board about reworking his septic loan. So far, the only item that was paid out of

the loan was about \$5,800.00 for the well that had to be installed. Tom doesn't want to use the money for engineering; he has already paid for it out of pocket. He would like to use the funds toward any blasting that might be needed and the rest to the installation of the system. Linda is fine with reworking the loan as long as the Board is in agreement as well. The Board did not see any issues as it does not take away from the loan repayment, allows flexibility to the home owner & it still accomplishes getting the system installed.

4 Uxbridge Road – Missy told the Board that septic plans were received. However, Tom Ryder sent them back with comments to the engineer for revisions.

Alan made a motion to accept the minutes from August 13th, August 27th and September 16th. Tom seconds the motion. All members agreed. Motion carried.

35 Milford Street – Now that the court has upheld the Board's decision about the Title V Inspection, they would like to move forward to bring the system into compliance. They will invite the owners and their engineer to talk about how best to move forward.

Alan made a motion to adjourn the meeting. Tom seconds the motion. All members agreed. Motion carried. Meeting adjourned at 9:50 p.m.

Approved November 18, 2015