



TOWN OF AVON
2017 OCT 23 AM 9:32
TOWN CLERK

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A S18-25

Board of Health
September 14, 2017
6:30 PM
MINUTES

- **Title 5 Local Upgrade Request for 86 Maguire Avenue, Collins Civil Engineering Group**

The proposed plan is to replace the existing failing septic system of this four-bedroom dwelling. There is no plan to increase the flow to the system. Three Local Upgrade Requests were made. The first was a variance from section 310 CMR 15.211 of the State Sanitary Code which requires a minimum twenty-foot setback from a foundation wall to a SAS. A variance allowing a reduction from twenty feet to a minimum of seven feet is requested. A liner will be provided. The second request is for the use of a grain size distribution analysis accordance with DEP Policy #BRP/DWM/PeP-POO-1 to establish design loading rate. The third was a request for a variance from section 310 CMR 15.102 of the State Sanitary Code which requires a minimum of two deep observation holes. A variance allowing one deep observation hole was requested. This request was made due to the landscape and lack of access to the rear of the property. The soil will be verified with the Health Agent and Engineer at the time of the pre-bed inspection.

Mr. Ogilvie made a motion to approve all three local upgrade requests per the plan dated August 31, 2017, revised September 12, 2017 and approve the plan as presented. Mr. Jensen seconded, vote carried unanimously.

- **Title 5 Local Upgrade Request for 111 East Main Street, Collins Civil Engineering Group**

The proposed plan is to replace the cesspool to an existing three-bedroom dwelling with a septic system. There is no plan to increase the flow to the system. Two Local Upgrade Requests were made. The first was to request from section 310 CMR 15.212 of the State Sanitary Code which requires a minimum vertical separation from the soil underlying the soil absorption system above the high ground-water elevation shall be four feet with a recorded percolation rate greater than two minutes per inch. A variance that would allow a vertical separation reduction from the required four feet to three feet is requested, to allow the use of a comparative sieve analysis, instead of a conventional percolation test. The second request is for the use of a grain size distribution analysis accordance with DEP Policy #BRP/DWM/PeP-POO-1 to establish design loading rate.

Mr. Jensen made a motion to approve both local upgrade requests per the plan dated September 3, 2017 revision September 13, 2017 and approve the plan with new changes. Mr. Ogilvie seconded, vote carried unanimously.

- **Title 5 Local Upgrade Request for 51 Pratt Street, JK Holmgren Engineering**

The proposed plan is to upgrade the cesspool to this existing three-bedroom dwelling with no plan to increase the flow to the system. Three Local Upgrade Requests were made. The first request is per 310 CMR 15.405(1)(b), requesting a Local Upgrade for a reduction of setback to the cellar wall for the septic tank due to the proximity of the dwelling and sewer service to the property line. A request from twenty feet to 7.5 feet was requested. The second request is from 310 CMR 15.405(1)(h) of the State Sanitary Code, requesting a Local Upgrade for the reduction of the separation of three feet from the bottom of the leaching area to the seasonal high-water table due to the small lot dimensions and the construction constraints of the existing dwelling. The third request is per 310 CMR 15.405(1)(j) of the State Sanitary Code for a reduction of the separation of the inlets and outlets of the tank and pump chamber to the seasonal high-water table due to the water table height and the construction constraints of the existing dwelling. All joints shall be specified to be watertight. The Health Agents requests neoprene boots be placed on all inlets and outlets below the water table.

Mr. Ogilvie made a motion to approve all three local upgrade requests per the plan dated August 16, 2017 and approve the plan as presented. Mr. Jensen seconded, vote carried unanimously.

- **Title 5 Local Upgrade Request for 655 Bodwell Street, DMG Associates**

The proposed plan is to replace the tight tank servicing this property with a full septic system. There is no plan to increase the flow to the system. Two Local Upgrade Approval Requests were made. The first was to allow the use of a sieve analysis in lieu of a percolation test due to soil saturation in accordance with DEP Policy #BRP/DWM/PeP-POO-1. The second request was to allow the pump chamber inverts within twelve inches of the design high groundwater elevation as per 310 CMR 15.405(1)(j).

Mr. Jensen made a motion to approve the two Local Upgrade Requests per the plan dated July 20, 2017, revised August 29, 2017 and approve the plan as presented. Mr. Ogilvie seconded. Existing tight tank must be inspected by a structural engineer prior to making it a septic tank. All members in favor, vote carried unanimously.

- **31 Memorial Drive, Douglas A. King Builders, INC.**

The owner of the property wants to demolish the existing building (12,000SF) and has proposed the construction of a 7,200SF building. He would like to use the existing septic system to service the new building. Sewer in that area may be accessible in the near future, if allowed by Wal-Mart. Mr. Ogilvie made a motion to allow the use of the existing septic system with the conditions that the system passes a Title 5 Inspection and the owner must tie into the sewer once allowed and available. Mr. Jensen seconded the motion, all in favor. Vote passed unanimously.

- **26 Packard Street, Renew Disposal Works Permit**

The Disposal Works Permit for this property expired on November 6, 2016. There have been no changes to the proposed septic plan.

Mr. Jensen made a motion to renew the application and plan dated April 2, 2010, revised May 13, 2016. Mr. Ogilvie seconded, all in favor, vote carried unanimously.

- **355 West Main Street, Renew Disposal Works Permit**

The Disposal Works Permit for this property expired on December 16, 2016. There have been no changes to the proposed septic plan.

Mr. Jensen made a motion to renew the application and plan dated December 16, 2014. Mr. Ogilvie seconded, all in favor, vote carried unanimously.

- **10-12 West High Street**

The owner of the property wants to renovate the third-floor story into a two-bedroom apartment. He would make the two, two-bedroom units on the second floor into one bedroom units. The number of bedrooms will not exceed 6. Health Agent recommends a Title 5 inspection be made of the property and a deed restriction be placed keeping the house a 6-bedroom property. The Board would like the Health Agent to inspect to count the number of bedrooms before and after renovations.

Mr. Jensen moved to approve the renovation plans to convert the third story of this building to a two-bedroom unit with the following conditions:

1. The number of bedrooms shall not exceed 6.
2. A Title 5 Inspection of the septic system is made prior to construction.
3. A deed restriction is placed on the property to keep the house at 6 bedrooms.
4. The health agent inspects the house to confirm the number of bedrooms.

Mr. Ogilvie seconded the motion, all in favor. Vote carried unanimously.

Old Business:

- 14 North Main Street – No conditions have been met yet. Will try to inspect the dwelling tomorrow with Gerry. No purchase and sale has been signed, no one has come to town hall to pull permits.

Other:

- A warrant in the amount of \$37383.03 was approved for payment.
- Avon will participate in Randolph's Household Hazardous Waste Day on Saturday October 21, 2017 from 8 to 12 at the Randolph High School Parking lot.
- The Avon Flu clinic will have two dates. The first will be October 12 from 12-6 and the second will be October 26 from 4:30-7:30PM
- The health agent would like to increase the frequency of Stericycle pickups. Stericycle collects the sharps from the box in the town hall lobby. She recommends an increase from two to three pickups and from picking up four boxes to eight boxes. Mr. Ogilvie moved to approve the increase. Mr. Jensen seconded, all in favor.


Approval of Minutes:

- Minutes from August 10, 2017 - Mr. Ogilvie moved to approve the minutes as drafted. Mr. Jensen seconded, all in favor.
- Minutes from August 31, 2017 – Mr. Ogilvie moved to approve the minutes as drafted. Mr. Jensen seconded, all in favor.

Next Meeting:

- Thursday October 12, 2017 at 6:30PM in the Board of Health Office.

Adjourned at: 8:02 PM

ATTEST: 
DATE: 10-12-17