



BOARD OF HEALTH MEETING

October 21, 2014 – 6:30 PM
Rockport Town Hall Annex

Present: Board members Dr. Sydney Wedmore, Dr. Russell Sandfield, Richard Meringer, Health Agent Leslie Whelan, Marianne Peters Secretary/Clerk, and Mitch Vieira, Assistant Town Manager. Also present Isaac Rowe, R.S. from Mill River Consulting, Rockport residents Kathleen and Russell Harnish (8 Springfield Court), Gary and Sandra Simon (69 Eden Road). Also present, abutters to 1 Lucia Lane Mary Osgood (24 Oakes Lane) Beth Scanzi (24 Oakes Lane), Margaret Perry (3 Lucia Lane), Peter Gove (51 Eden Road).

6:30 PM: Meeting called to order.

Minutes to the September 23, 2014 Meeting: Dr. Wedmore moved to accept; Mr. Meringer seconded and it was voted unanimously.

Community Concerns: No concerns.

1 Lucia Lane - Request for Variance for Septic System Replacement:

Isaac Rowe of Mill River Consulting presented case for 1 Lucia Lane variance on replacing septic system. The system is designed for a 5-bedroom home (same as current system) and would be comprised of a Waterloo BioFilter and a Perc-Rite Drip Dispersal System. Both alternative systems require maintenance annually and the agreement/fact must be attached to the deed notice. Abutters present asked questions and looked at the plan; questions and comments ranged from the 'noise level' of the system, how it might affect their well on their property, setback, number of bedrooms. All questions were addressed by Isaac Rowe and Health Agent. Decision to allow variance was contingent upon ensuring that all maintenance contracts be in place so that monitoring of the systems can be done on a continual basis). Isaac Rowe stated that the plan is going before the Conservation Commission as well on November 5th.

Contingent upon the Conservation Commission's approval of the project and the maintenance contracts, Mr. Meringer moved to accept. Dr. Sandfield seconded. All agreed.

69 Eden Road – Request for Variance – Mudroom Addition:

Homeowners Gary and Sandra Simon request variance with respect to setback to septic tank being 6.5' where 10' is required. Homeowners building mudroom addition on slab but would require being closer to septic tank than allowed. Russ Sandfield asked if the tank could be moved to accommodate the addition (homeowners said that it would not be a good option). Dr. Wedmore stated that whereas the addition is new construction and is elective, the plan can be modified to the addition so that the setback requirements can be met.

Mr. Meringer moved to deny. Dr. Sandfield seconded. All agreed.

8 Springfield Court – Housing Order:

(Dr. Wedmore recused himself due to conflict of interest).

Homeowners Kathleen and Russell Harnish appeared before the board to address items on previous inspection that have been addressed and to request a revised violation/pending list to show potential

homebuyers (home has been for sale for several months and they were concerned with the length of the list on the order/letter that they need to disclose). The home was originally a one-family home and had been converted to include a rental unit. Currently, there are no tenants. Homeowners stated that they've remedied the majority of infractions and now wish for reinspection. Health Agent will arrange with homeowners for another inspection and will issue revised list of only the current outstanding (if any) issues at that time so that prospective home buyers can have an accurate assessment of property violations (if any at that time).

Mr. Meringer moved to accept. Dr. Sandfield seconded. All agreed.

Next Meeting Date: November 25, 2014

7:50 PM Meeting Adjourned.

DRAFT