

TOWN OF ACTON

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ACTON BOARD OF HEALTH

MINUTES

NOVEMBER 23, 1992

MEMBERS PRESENT: Bill McInnis (Chairman)

Cordelia Alfaro

James Barbato

Jonathan Bosworth

Mark Conoby

Ira Grossman

Peter Vaillancourt

STAFF PRESENT: Doug Halley (Health Director)

Sheryl Ball

OTHERS PRESENT: Lisa Wolf

Peter Conant

MINUTES:

On a motion made by Mr. Conoby, seconded by Ms. Alfaro, the Board unanimously voted to accept the minutes of October 19, 1992 following corrections.

PETER CONANT - PRESENTATION REGARDING QUARRY RD SUBDIVISION:

Mr. Conant appeared before the Board to discuss his proposal of a subdivision which would include affordable housing located at Quarry Road. The proposed subdivision will include 45 single family homes with 18 of those homes to be at an affordable rate starting at \$90,000. The proposed septic system will consist of three (3) separate leaching fields with approximately 5,000 gallons each on three (3) separate lots. The proposed subdivision is located at the tip of the aquifer zone and Acton regulation 16-4.2.9 requires that all projects in excess of 10,000 gallons per day must have an on-site sewerage treatment plant. Mr. Conant feels that because the flow is divided into three (3) systems that regulation 16-4.2.9 does not apply.

Mr. Conant also stated that he would like to sell the homes as individual lots and not as a part of a condominium association. Mr. Conant is considering donating the land which the septic system would be on to the Town. The Board questioned Mr. Conant on who would be responsible for maintenance of these systems. The Board does not feel that the donation of land would be feasible to the Town.

The Board thanked Mr. Conant for his informal presentation. As this presentation was for information only, no further action or discussion was undertaken by the Board. The Board invited Mr. Conant to make further informal presentations as his plan progresses.

**62 POPE ROAD - VARIANCE:**

The owners of the property located at 62 Pope Road seek a variance from State regulation 310 CMR 15.03 (7)(1)(2). Due to the steep grades and lack of pervious materials the breakout requirements can not be met. Also, the existing well on site will be approximately 75 feet to the new septic system. Acton regulations require that a distance of 100 feet be met. The proposed design will include a clay barrier which has been designed to meet the State's policy regarding breakout. The setback requirement of 100 feet to the existing well can not be met unless a new well is drilled. The applicant has expressed that the drilling of a new well would be a financial hardship.

On a motion made by Mr. Barbato, seconded by Mr. Bosworth, the Board unanimously voted to grant a variance from 310 CMR 15.03 (7)(1)(2) to 62 Pope Road with the following conditions:

1. The septic system shall be built in accordance with a plan prepared by E.I.R. Inc., dated September 21, 1992.
2. The existing water supply well shall be tested for bacterial and chemical components prior to construction of the proposed septic system.
3. The owners of this property shall connect to the public water supply system at the earliest feasible date.

**90 MAIN STREET - VARIANCE:**

The owners of 90 Main Street received the conditions of a previous variance approval of October 5, 1992. The variance has a condition which stated that the existing supports for the deck be no closer than 5' from the septic tank. The owners have submitted additional information to the Board which shows that compliance with this condition would cause financial hardship. The Board discussed this request and stated that they would like the owners to be present for discussion. The Board decided to table this request until a future meeting that the owners can be present at.

**MASTER PLAN MATRIX:**

On October 19, 1992 each Board member was assigned to review a group of action items from the Master Plan Matrix. Each member was asked to review and draft any comments they may have for their assigned action items. The Board discussed all comments and made changes if necessary. The Health Department will incorporate these comments to be presented to the Master Plan coordinating Committee.

**TOBACCO BYLAW:**

The Board examined the proposed bylaw to make sure no corrections were needed prior to the public hearing scheduled for November 30, 1992. The Board discussed the agenda items for the public hearing and decided that 1/2 hour would be scheduled for presentation of the bylaw and the remainder of the time would be for public comment.

On a motion made by Mr. Conoby, seconded by Mr. Bosworth, the Board unanimously voted to adjourn at 9:54 P.M.

NEXT MEETING:

A special public hearing regarding the Tobacco Bylaw has been scheduled for November 30, 1992.

The next regularly scheduled meeting will be held on December 7, 1992 at 7:30 P.M. in Room 126 of the Town Hall.

Respectfully Submitted,

Sheryl Ball

Sheryl Ball  
Health Secretary

W. McInnis

William McInnis  
Chairman