MINUTES OF MEETING

January 26, 2004

MEMBERS PRESENT: Harvey George, Joseph Musto, Absent Mary Crane, Chair

AGENTS PRESENT: Phillip Luttazi, Josef Fryer, Diane Fielding secretary

GUEST PRESENT: Jeff Atwood, Evan Wilmarth, Joseph Sullivan

Meeting was called to order at 7:30 p.m.

Disclosure:

Agent Luttazi presented the Board with a disclosure regarding his sons company

R.P. Luttazi Construction and Landscaping. Due to the soil assessment, the use of his backhoe services may be needed. Mary Crane, Chair accepted and signed the disclosure for Agent Luttazi.

Agenda Items:

1. 3 Riverside Drive Plan Review

Evan Wilmarth of Dover Surveying, presented a plan for an alternative septic system designed for the 1 bed-room house on 3 Riverside Drive. Mr. Wilmarth explained that he designed a fast system due to the wetlands all around the property. The Austin Family, owners of the house, are renting it to Mr. Richards who plans to purchase the property. Agent Luttazi requested a deed restriction be placed on the property because of the fast system that gives the Board of Health permission to go on the property to check that the alarms are working correctly and that the system will be pumped on a monthly basis for at least the first year as DEP requires. A new well needs to be drilled requiring a variance from the Board as the well is only 90 feet from the proposed septic system.

Motion: Harvey George made a motion to accept the plan dated January 5, 2004 for 3 Riverside Dr. subject to revisions, Joseph Musto seconded. The motion was approved unanimously by the Board.

2. 3 Hutton Rd. Title 5 Report Review

Agent Luttazi explained that a Title 5 inspection report came in for Mr. Atwood’s property located at 3 Hutton Dr. showing high nitrate levels. The lots located in this area are very small and tend to have high nitrate levels. Mr. Atwood’s well is only 90 feet from his neighbors septic
system and the problem may be caused by his neighbor’s fertilizing.

Harvey George reviewed the Title 5 report and commented that although the septic system passed the inspection, we do not believe that the septic system impacts the nearest well which is located 90 feet away, and that the Board of Health will notify the well owner of the nitrate level of his or hers well.

3. 52 Farm Street Plan Review

Joseph Sullivan of Conrad and Sullivan appeared before the board with a plan for review for the property located at 52 Farm Street. Agent Luttazi explained to the Board that it is an existing 3 bed-room house, and that the plans are for an existing 3 bedroom, but the house maybe a tear down and another house built in the rear with 7 bedrooms There may be a problem with tearing down the front house due to historical value. With a perc rate of 60 the new house can only have 4 bedrooms. Joe Sullivan wanted the Board to know that the existing house has a failed system and that if something happens preventing them from building a second house on the lot they would like to expand the existing house. The Board suggested that once everything is settled with the Historical Commission that they return to the Board with the plans.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted

Diane Fielding Administrative Assistant

Dover Board of Health