

Minutes of the Town of Dover, Board of Health meeting for August 13, 2012

Present: Members - Dr. Barbara Roth-Schechter, Chairperson; Dr. Joe Musto; Dr. Harvey George; Agent - Mike Angieri, Septic/Wells.

- 1) Meeting Called to Order at 7:00 PM.
- 2) Minutes of the July 23, 2011 meeting were approved.
- 3) 8 Willow Street. Deed restriction limiting house to 4 bedrooms and no garbage grinder was approved.
- 4) 14 Sterling Drive. Public hearing for an up-graded septic system was held. Notices were sent to abutters and none were present. Evan Wilmarth of Dover Land Survey presented the plan. Variances were requested for the proposed up-graded septic system for the existing 3 bedroom house including no garbage grinder to be installed. Board approved the plan and variances and a deed restriction for no garbage grinder and house limited to 3 bedrooms.
- 5) 11 Main Street. Public hearing for an up-graded septic system was held. Notices were sent to abutters and none were present. Evan Wilmarth of Dover Land Survey presented the plan. Variances were requested for the proposed up-graded septic system for the existing 4 bedroom house including no garbage grinder to be installed. Board approved the plan and variances and a deed restriction for no garbage grinder and house limited to 4 bedrooms.
- 6) 64 Claybrook Road. Public hearing for an up-graded septic system was held. Notices were sent to abutters and none were present. Evan Wilmarth of Dover Land Survey presented the plan. Variances were requested for the proposed up-graded septic system for the existing 3 bedroom house including no garbage grinder to be installed. Board approved the plan and variances and a deed restriction for no garbage grinder and house limited to 3 bedrooms.
- 7) 30 Hartford Street. The owner of this site, 30 Hartford Street LLC, came before the Board to have a preliminary discussion of the conceptual plans to subdivide this 12 acre lot into 9 house lots. Vincent O'Brien of Dover Law presented the conceptual plan. This was not a public hearing or formal application to build septic systems. About 8 residents were present to hear the presentation and discussion and had general questions. The owner wanted to brief the Board on the proposed plans and discuss options for analyzing the site for septic systems. The owner has not been to the Planning and Zoning Boards with this proposed project as sewage disposal and drainage issues need to be evaluated first and will impact final subdivision design.

Soils evaluations were performed this spring. The perc rates and groundwater depths were such that variances from Dover Regulations will be requested.

To prove the systems would work and not have a sewage break-out due to high ground water and slowly permeable soils, detailed site test borings and permeability testing will be required. The owner requested the Board set up a consulting account so that they can discuss methodology to perform this additional work with the Board's consultant, Horsley & Witten. The Board agreed to set up a consultant account (217-4) and asked for an initial deposit of \$5,000.00.

The owner was cautioned and agreed that he fully understood that: the Board's consultant is not designing the systems for them; he may not get 9 lots; actions by other town Boards may affect or limit the number of lots and final design and may require further analysis, additional design work and review, all at additional cost; and, the owner will have to apply to the Board for subdivision review and septic permits for each lot.

- 8) New well agent. The Board appointed George Giunta as the Board of Health Well Agent for a period of three years under the standard contract agreement.
- 9) Sharps. The Board to approved an official policy for Sharps and will have the information distributed.
- 10) Old Farm Water System (OFWS). This private water system is regulated by DEP as a public water system. They supply at least 15 homes in that area with water. OFWS was ordered by DEP to correct problems with water quality and has entered into an agreement to install and begin to treat raw water. Given the unknown source of the water quality problem and potential health issues, the Board enacted a moratorium in January 2012 on the installation of new water supply wells in that area, which will continue. If necessary the well ban may be made permanent and connection to a public water supply system will be required.
- 11) Well Regulations, Chapter 233. The Board had a general discussion of the Well Regulations which have been in effect since 1990, with minor changes in 1995. The Regulations are in need of updating for chemical standards and other issues, including but not limited to: 100 foot well radius setback overlapping abutters land and interfering with use of that site; use of water from public supplies and having on-site wells; periodic testing of wells for bacterial and/or chemical quality; general content of the Regulations and enforcement. This discussion will continue at the September 10, 2012 meeting.
- 12) Septic Regulations, Chapter 217. The Board has been reviewing the Septic Regulations which have been in effect since 1995 with a major revision in 2004. The Board is considering a complete rewrite of the Regulations in order to: eliminate many of the set-back requirements which require variance hearings for existing homes; allow year round site testing; separate issues for new houses on vacant lots versus developed lots with existing houses or new house; define the use of computer modeling to determine site suitability on vacant lots for sewage disposal without a breakout.

The Board would like to bring this forward for discussion on September 10, 2012 and possible public hearing at the October 15, 2010 Board meeting and adoption of the new Regulations at the Board's November 12, 2012 meeting.

13) The meeting was adjourned at 9:00 PM.

Mike Angieri