

Minutes of the Town of Dover, Board of Health meeting for July 15, 2013

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

- 1) Meeting Called to Order at 7:35 PM.
- 2) The Board approved the minutes of the June 10, 2013 meeting.
- 3) 2 Meeting House Hill. Chuck Samiotes, PE, represented the homeowners for a preliminary discussion about replacement of their failed cesspool. They have a two bedroom house on about 11,000 SF of land. The lot is in a Zone II for water protection due to Title V nitrogen loading limits. They want to install a septic system for 3 bedrooms, which is new construction, not an up-grade under Title V but cannot do so on their lot due to its size without obtaining additional land to comply with Title V's nitrogen loading limits. Nitrogen loading would require an additional 9,000 SF of land be added to this parcel with appropriate treatment. There may not be any land available in the immediate vicinity to accomplish this. Title V (15.216) allows you to obtain land at another site, within the same Zone II district, to meet the nitrogen loading requirements.

Mr. Samiotes suggested that the Board would approve and allow to be installed a 3 bedroom septic system on the lot and a deed restriction would be in place until additional land can be obtained. At that time the house would be up-graded to a 3 bedroom house.

There was discussion about the issues, particularly: where they could find developable land to either buy or obtain an easement; the proposal does not meet Dover Regulations Ch. 217-3(b)(4) for the system and nitrogen loading to be on the "same lot and not cross lot lines"; the Board was unsure about the proposal. As this was only a preliminary discussion Mr. Samiotes said he would develop a design for the lot and come to the August meeting to continue the discussion.

- 4) 29 Saddle Ridge Road. The Board approved a deed restriction for this property for 4 bedrooms and no garbage grinder.
- 5) 4 Forest Street. This was a public hearing for a septic system up-grade due to a cesspool. No abutters were present. The Board approved the plans for the septic system up-grade to replace a cesspool system. A deed restriction for 4 bedrooms and no garbage grinder was approved.
- 6) 5 Picardy Lane. The Board opened the public hearing for this septic system up-grade. No abutters were present. No presentation was made and Robert Vey of Norfolk Engineering requested the hearing be continued until the August meeting.
- 7) 3 Indian Spring Lane. This was a public hearing for a failed septic system up-grade. The plan was presented by Robert Vey of Norfolk Engineering. No abutters were present. The Board approved

the plan, variances and a deed restriction for 4 bedrooms, no garbage grinder and use of the Elgin system per DEP approval.

- 8) 12 Farm Street. This discussion was added to the agenda. The owner of this site had questions about up-grading the sewerage systems on her lot and sale of the property. The property has about 4.5 acres with two houses, one a 2 bedroom with a septic system and the other a 3 bedroom with a cesspool. A Title V system inspection would be required for the 2 bedroom structure but the cesspool is an automatic failure and replacement. The owner can do the work or a prospective buyer can be responsible to do the up-grade within 2 years of purchase. Others issues related to the property should be directed to appropriate Town Boards.
- 9) 30 Meadow Brook Road. This was a public hearing for a failed septic system up-grade. The plan was presented by Paul Saulnier of Civilized Solutions. No abutters were present. The Board approved the plan, variances and a deed restriction for 3 bedrooms, no garbage grinder and use of a drip irrigation system with FAST System per DEP approval.
- 10) Open Space Committee. Board was requested to provide information to new home owners moving to Dover concerning the use and maintenance of private septic system and wells. The Board will review available materials and specific guidance it can offer possibly through real estate agents.
- 11) Tobacco Sales. The Board will pursue changing the local regulations to prohibit sales of tobacco products by and to anyone under the age of 21 within the next year to coincide with permits for sales renewals in 2014. Harvey George will work on this.
- 12) The Board will request additional space to allow the Board of Health's office to be expanded to alleviate the crowded work area.
- 13) Well Regulations. The Board will begin to review its regulations to up-date them.
- 14) Joe Musto was appointed Chairman.
- 15) The meeting was adjourned at 9:15 PM.

Mike Angieri