

Meeting Date: 03/19/2007

Meeting Started: 7:00 PM

Board Members Present: Dauchy, Fair, Goscenski, Hillman, Zipkowitz (Clerk: Glen Ayers)

- 1.) Zipkowitz moves to approve the minutes from 3/5/07, as amended. Goscenski seconds, all vote in approval.
- 2.) Received from Whitewater, INC., Bacteriological Analysis Report for Hampshire/Franklin Daycare, **59 Long Plain Road**, dated 2/27/07, indicating that the water tested (kitchen tap) was free of bacterial contamination.
- 3.) Received from Adair Construction, check #1225, dated 2/28/07, for \$400.00 for payment of an invoice for sent out by the Clerk for Septage Hauler's fees owed from 2006 and for a 2007 Septage Hauler's Permit. **Issued permit #2007-03.**
- 4.) Received from Steve Ball, Health Agent, plan review letter dated 3/17/07, for a septic system repair at **46 Camp Road**, Jean Derderian & David Van Iderstine, owners. Letter states that plan complies with title 5 except for well separation, for which local upgrade approval is required. Ball lists the actions needed by the Board:
 - a.) Local Upgrade Approval for well separation reduction from 100' to 64' to leach field,
 - b.) Leverett Regulation Variance from 218-6.2 for property line setback reduction from 25' to 13' for distance to leach field,
 - c.) Leverett Regulation Variance from 218-9.1 for property line setback reduction from 5' to 2' for distance to septic system fill.
- 5.) Received from Jean Derderian & David Van Iderstine, **46 Camp Road**, check #6216, dated 3/7/07, for \$300.00 for **DSCP# R2007-03-05A**, with letter requesting that a variance hearing be held on Monday March 19, 2007 at 8:00 pm.
- 6.) Received from Steve Ball, COC for **125 Dudleyville Road**, **DSCP C2006-05-15B** (Matt Howell, owner).
- 7.) Zipkowitz reported that Liz Scheffey (owner) **36 Broad Hill Road** had called her to ask about getting and extension on her DSCP that has expired so that she can install it this summer. The Board will advise her that she will need to resubmit the application if it was issued more than 3-years ago. The Board decided that if the plan is re-submitted the permit fee will be waived but the Board will charge for the time needed by the Health Agent (at \$60 per hour). Hillman will convey the message.
- 7a) Request received from Selectboard that minutes be submitted for publication on town web site. Ayers will do.

8.) Douglas Gauthier with questions about building on his lot located on **Rt. 63, Map 3 Lot 34 (431 Long Plain Road)**. The plan he had done by Keats in 1999 was not approvable because it did not have the required 150' well setback. The Board advised Gauthier to get an engineer to revise his plan so that it meets the current Title 5 and the Leverett regulations.

9.) 8:00pm Variance Hearing for **46 Camp Road, DSCP# R2007-03-05A**, David Van Iderstine (present). The affected abutter (Echo Lake Association) was notified and the hearing notice was posted properly.

a.) Leverett Regulation Variance from 218-6.2 for property line setback reduction from 25' to 13' for distance to leach field,

b.) Leverett Regulation Variance from 218-9.1 for property line setback reduction from 5' to 2' for distance to septic system fill.

Zipkowitz read the justifications presented by Doug MacLeay, P.E. (SVE Associates), for granting the variances. The system is proposed in the only area that met the requirement for 4' of naturally occurring soil, due to ledge and other site limitations.

Brooke Thomas raised concerns about the conversion of this property to a year-round residence and the impact that nitrates and phosphorus will have on Leverett Pond.

The Board discussed the property line setback for the leach field. The distance to the neighbor's well was also measured based on other submitted plans and found to be more than 100'.

The Board discussed the property line setback to the system fill. The plan shows that the property lines were surveyed by a Registered Land Surveyor.

The Board discussed the configuration of the leach field and that it could not be oriented in any other direction due to ledge and the proximity of the existing well.

Dauchy moved to approve the request for the variance for the leach field setback, on the basis that the intent of the 25' setback is fulfilled based on the measured distance to the neighbor's well, and that the location of the leach field meets the intent of maximum feasible compliance due to the presence of bedrock on the site, seconded by Goscenski, all vote in favor. Variance carries.

Goscenski moved to approve the request for the variance for the system fill setback from 5' to 2' for a property line that has been surveyed, Fair seconds, all vote in favor. Variance carries.

Hearing ended at 9:25 pm.

Local Upgrade Approval discussion:

Dauchy raised the issue of moving the well to a different location as a preferred option under maximum feasible compliance. The increased cost of this option would also have to be considered compared to what would be gained. The Board discussed the need to condition the use of the existing well to monitor semi-annually for bacteria, nitrate nitrogen, and ammonia.

Fair moved to grant the Local Upgrade Approval, for well separation reduction from 100' to 64' to leach field, with the semi-annual well monitoring for 3 years as a condition, seconded by Hillman, all voted in favor. Local Upgrade approved.

The Board also determined that a deed restriction will be required restricting the house to 2 bedrooms prior to the issuance of the COC.

10.) Betsy Neisner presented to the Board the proposal to convert the old **Field Library** to the proposed Field Museum. The plan is to add a composting toilet; the Board asked what would be done for hand washing. If running water is needed, then some sort of water treatment system would be required. The plan is also to rent the top floor of the building as an office. An office occupancy might trigger the requirement for a septic system. The Board advised Neisner to meet with the County plumbing inspector and find out what guidance he can offer to the Board. She will come back to the Board with more information in the near future.

Next Meeting: 4/4/07 7:00 PM -regular meeting

Proposed Topics:

Meeting adjourned: 10:15 PM