

**Belchertown Board of Health**  
**Meeting Minutes**  
**Monday July 18, 2016 at 7:30 PM**  
**Lawrence Memorial Hall**

**Present:** Roger Bonsall, Robert Hutchinson, Gary Racicot and Andrew Drawec

**Absent:** Sean Cleary

**In-Attendance:** Judy Metcalf, Director and Mary Grenier

Gary opened the meeting at 7:33 PM.

**661 Daniel Shays Highway:** John Conkey, Sr. Owner; Neil Jackson Designer. LUA request for septic tank setback. Neil was present and explained to the Board that due to the ledge and boulders encountered when doing the repair the tank is only 6' from the foundation instead of the minimum 10'. Roger Bonsall happened to do this final on July 12, 2016 while Judy was on vacation and saw for himself the problem installer had. Neil will submit an as-built. Roger motioned to approve Local Upgrade to John Conkey, Sr. for septic tank at 661 Daniel Shays Highway be no less than 6' from the building foundation from the required 10' due to ledge. Robert seconded. All in Favor.

**140 Old Bay Rd:** Anthony Jorge Owner; Neil Jackson Designer. Local Upgrade reduction in separation between the SAS and high groundwater 4'75" instead of the 5' minimum. Neil explained that there is sand and gravel there and that the flow drains toward the street. Roger motioned to approve Local Upgrade request to Anthony Jorge for septic repair at 140 Old Bay Road a .25' from separation between SAS and high groundwater due to the pitch of the land. 4.75' instead of the required 5'. Andrew seconded. All in Favor.

**35 Dressel Avenue:** Gary Arnhold Owner; John Kopinsky Engineer. LUA for alternate system 2' reduction in separation to groundwater, SAS less than 100' from wetlands *and* the use of a sieve analysis instead of a perc test. John Kopinsky was present and addressed the Board he explained that the original system was installed in the 1950's. To maintain the 100' setback to the well they needed to go closer to the wetlands. The lot is very tight and installing a Presby system and a pump is the best case scenario. A Sieve Analysis was done because it was too wet to perc. Roger motioned to allow the use of a sieve analysis instead of a perc for SAS repair at 35 Dressell Avenue, sieve analysis has as much if not more information as a standard perc test. Robert seconded. All in Favor. Roger motioned to give a local upgrade approval to Gary Arnhold at 35 Dressell Avenue a 2' reduction in separation to groundwater instead of the required 4', this is a very tight lot to make the setbacks and a pump system will be installed. Andrew seconded. All in Favor. Roger motioned to give a local upgrade approval to Gary Arnhold at 35 Dressell Avenue for SAS repair to be 50' from wetland edge instead of the required 100' due to lot constraints. Robert seconded. All in Favor.

**84 Metacomet Street** Leslie Dougherty Owner. Title V inspection done by Alan Weiss on July 13, 2016 asks for *further evaluation by local approving authority.*

Judy explained to the Board that this property is served by two leach pits, one is 1000 gallons the 2<sup>nd</sup> is 500 gallons. The "D" box is corroded. The liquid level in the 1000 gal. tank is 60% full and 80% full in the 500 gal. tank. As this does not technically meet the definition of a failure it does show signs of being on its last leg. Inspector can replace the 'D' box and pump the leach tanks and pass it. This property is not on the lake side. Owner had accepted an offer to sell before the Title V inspection was performed. Roger said that hooking up to town sewer would be better than the current leach pits. It's a four bedroom home; if a family moves in it could be very taxing on this system. Ms. Dougherty told the Board that it has only been her living in the home for several years and it would be a financial hardship if she was required to hook into town sewer. Linda Bachand, Ms. Dougherty's Realtor, told the Board that she was told it would be the next Owner's responsibility. The Board discussed the inspection report; this is a 36 year old system, with a repair done in 1980. The Owner sold the home without knowing

if the system passed or failed. This situation does not meet Title V criteria to be *reviewed by approving authority*. Both buyer and seller should sit down and come up with the best possible outcome. Roger motioned that the Board take no action on the Title V inspection report by Alan Weiss performed on July 13, 2016 at 84 Metacomet Street. Alan Weiss as the licensed inspector will need to render a professional decision. Board recommends the tanks be pumped and 'D' box replaced and then for inspector to re-evaluate. Robert seconded. All in Favor.

Board tabled the June 6, 2016 meeting minutes.

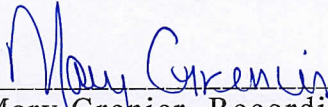
Board signed warrant.

Judy told the Board that Andrea Crete, subcontractor the board hired to assist with perc tests, is working out well. Her paperwork is in order and submitted on a regular basis. Stephen Bell has begun employment with the Quabbin Health District and will come to the next Board of Health meeting to meet with the Board.

The Board of Health will not meet in August 2016 due to vacation schedules. Next meeting date will be September 12, 2016. Roger will not be available to attend that meeting.

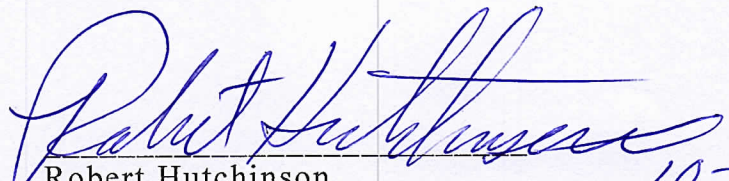
Andrew motioned to close the meeting. Roger seconded. All in Favor.


Respectfully Submitted,

  
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Mary Grenier, Recording Secretary

 10-3-16  
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Gary Racicot, Chairman

 10/3/16  
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Roger Bonsall, Vice Chair

 10-3-16  
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Robert Hutchinson

 10/3/16  
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Andrew Drawec