

Hubbardston Board of Health
August 24, 2010
Minutes
Library Basement

Meeting opened at 7:00PM in Hubbardston Library Conference Room located in the Library basement.

Present: Sandra Knipe, Chairman
Hayden Duggan, Vice-Chairman
Randy Mizereck, Member
Laurie Pearson, Clerk

New Business: Lisa Stevens, Renee LaPierre and Wayne Smith from Briarwood Condominiums of Natty Brook Road and Brian MacEwen from Graz Engineering attended the meeting to discuss the Septic Loan Program and the possibility to borrow all or part of the monies needed to upgrade the current failed septic system.

Brian MacEwen estimates the repair to be approximately \$60,000.00 but bids will not be opened until August 26th.

Sandra explained the program was originally set up for residents with poor soil conditions, financial needs and failed systems around the Main Street area. As the program is over and the monies originally loaned to the town have been paid back, the loans and their regulations are now at the Board's discretion.

Renee told the Board that they are looking into other avenues for funding also, but would like any sum the Board could offer as even \$1000.00 per unit for a total of \$20,000.00 loaned would be very helpful to many residents.

It was determined that the steps moving forward would include: the bidding process, applying for the loan with the Septic Loan Program, a completed Title V, a discussion with the tax collector and assessors regarding setting up a betterment.

Brian was concerned about having funds when needed if Briarwood was approved for a loan. Sandra said funds would be available when needed.

It was noted that although Empire Management was invited to attend the meeting, there was no response back and no one was present to represent them.

The failure of the system was brought up by the Board. Brian stated that there were too many variables to pinpoint the exact cause, but that in the new system things like using double washed stone, prohibiting garbage disposals, and regular pumping all would make a difference in the life of the system.

Randy asked about pumping records. Renee told the Board the pumping has not been done on a regular basis over the past 10 years. She also told the Board that although the DEP had granted a variance stating that effluent screens be used on the system 10 years ago, Empire Management felt it was too expensive and did not install them. Also DEP did not want automatic dishwashers or garbage grinders to be used.

The Board decided that they need to investigate further and define the regulations, but that they are amenable to moving forward with the process. Hayden suggested that they schedule a time to come in for a final meeting regarding the Board's decision.

POA: Hayden will look into conditions banks use before approving of loans. Sandra will meet with the assessor's next week to discuss betterments. Briarwood will meet with banks and have an actual figure for the cost of the system. Laurie will put them on the agenda for Tuesday September 14th at 7:00 PM when the Board will have their decision. Laurie will also email Brian a draft of the minutes with stipulations. Randy asked Renee to see all pumping records prior to the failure.

A member of the Board will draft a letter of agreement which includes the statement that if they invest public funds to support the condos, there will be stipulations including: A List of Do's and Don'ts for each unit owner that Brian will compose, pumping of the system on a regular basis, a signature from each homeowner stating that they do not have and will never install a garbage grinder, installation of effluent screens.

Water Test Results - Rod & Gun
Results from Microbac Labs came back positive for Coliform.
Sandra called the club and told them to use bottled water.

POA: System will need to be disinfected and flushed by well company. Water sample will be repeated.

Old Business:

Motion: Sandra Knipe Second: Randy Mizereck Motion was made to approve August 10, 2010 minutes.
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Septic Issues:

The Board reviewed Title V's for the following address:
Wade, 157 Old Westminster Road - Failed

Vouchers to Sign: No Vouchers were signed

Permits: No Permits were signed.

**POA: Sandra will email Renee LaPierre at Briarwood Condominiums to get access to locked pool.
Randy will call Carol Curtis at Peaceful Acres and he and Hayden will go inspect the campground.**

Motion: Sandra Knipe Second: Hayden Duggan Motion made to close meeting there was no further discussion meeting adjourned at 8:30 PM.
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Approved: _____ Date: _____