

**Meeting Minutes
Gloucester Board of Health
Septic Subcommittee
January 23, 2017
3 POND ROAD
MEETING ROOM C**

IN ATTENDANCE

**Joseph Rosa and Robert Harris, Board of Health subcommittee members
Max Schenk & Thorsen Akerley, Health Department staff
Gregg Cademartori, Planning Director**

Absent: Frederick Cowan, Subcommittee Chair

OPENING OF MEETING – 8:00 AM BY MR. HARRIS

SUBJECT

10 Point Road (Map 256, Parcel 8), **Sal & Nancy Vigorito**, property owner, represented by John Judd, Gateway Consultants.

Proposal two add two additional tight tanks within 100 feet of a coastal bank - variance to 310 CMR 15.211 (1)

DISCUSSION

Mr. Judd outlined the request of the property owners to place two additional holding tanks adjacent to the existing holding tank serving the property. The purpose for adding tanks is to expand capacity in order to prevent the need for pumping every month.

Mr. Schenk asked whether there is an existing deed restriction for the property?

Mr. Judd stated that, given that this is for an existing three-bedroom facility and not two, a deed restriction is not required.

Mr. Rosa suggested that high-level alarms be placed in the other tanks to prevent possible overflow issues.

Mr. Judd noted that, given the fact that any backup within the system would impact the first, existing tank, the alarm there would indicate any overflows within the whole of the proposed additional units. He did agree that the existing alarm would need to be set higher, in order to register whether back-up was occurring in the other tanks.

Mr. Harris asked if there was anyone else who wished to speak for, or in opposition to, the proposal? [No one from the public was present at the meeting]

MOTION: By Mr. Rosa to recommend to the full Board, approval of the variance to 310 CMR 15.211(1) for the property located at 10 Point Road.

SECOND: Mr. Harris

ALL IN FAVOR, MOTION CARRIES



SUBJECT

650R Essex Ave (Map 238/Lot 6), **Richard Hersey**, Property Owner, Seaside Legal Solutions, Representatives

Per Gloucester City Code of Ordinances Chapter 23-42 (H)(2), review and recommendation to be provided to the City Council for the request of an amendment to the Ward 5-2 Wastewater District Map

DISCUSSION

Mr. Schenk outlined the Department's review of the amendment request and the Board of Health's regulatory responsibility in providing a recommendation to the City Council for their deliberations. He noted that the property did not meet the requirement for not being able to utilize an onsite wastewater system, since no soil evaluations had been performed to make that determination. He also added that, per City Code of Ordinances Chapter 23-42 (H)(3)(f), the Department has determined that a sewer extension to the property does not address an existing water pollution problem, as there isn't one in that area at this time.

Mr. Cademartori provided background on the intent of the Ward 5-2 Wastewater district designation and that it was meant to provide the chance for existing homes, with frontage and an existing septic systems, the opportunity to connect to the municipally funded sanitary sewer system, if those systems are found to be in failure. It was not meant to provide an opportunity for undeveloped properties without frontage to extend the sewer line and gain service in that way.

Mr. Harris asked if there was anyone else who wished to speak for, or in opposition to, the proposal? [No one from the public was present at the meeting]

Mr. Schenk did note, for the record, that the Health Director had received a letter, dated December 19, 2016, from **Joel M. Swan** of 648 Essex Avenue, who is in opposition to the request. A copy of the letter is on file at the Health Department.

MOTION: By Mr. Rosa to recommend to the full Board, that the Board determine the property in question does not meet the minimum criteria for allowing the proposed amendment to the Ward 5-2 Wastewater District Map.

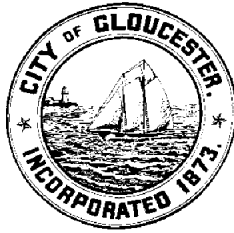
SECOND: Mr. Harris

ALL IN FAVOR, MOTION CARRIES

MOTION: By Mr. Rosa to adjourn

SECOND: Mr. Harris

CLOSE OF MEETING – 8:17 AM



Respectfully Submitted,

Max Schenk

Date

Accepted by:

Frederick Cowan
Subcommittee Chair

Date