

Charlemont Board of Health
May 24, 2017
Charlemont Town Hall

Present: Douglas Telling, Rob Lingle, Trice Hyer

Absent: none

Guests: Glen Ayers, Amy Coates, Charlotte Dewey, Virginia Ray, Jennie Ladew-Duncan, Laurie Griswold, John Brooks, Molly Scott

Convened at 6:05 pm

1. 6:15 Amy Coates reported that her septic system failed. Installed in 2006. Ayers and Shawn Kimberly inspected the system and found that it was a Presby system, which was not the system in the engineer's plans. They found a black crust on the covering of the tubes. The system needs two vents, but only has one. She pumped the system twice in 2014, twice in 2015, twice in 2016, three times so far in 2017 and it needs to be pumped again. Kimberly will produce as-built plans for the system and install an aerating system into the septic tank, and add another vent. Ayers says he is certified to inspect the system once installed.

Telling moved and Hyer seconded that the Board of Health requests and authorizes Glen Ayers to inspect the aeration system once it is installed on behalf of the Board of Health.

Passed 3-0-0

2. 6:40 Charlotte Dewey was present to request a food permit and to discuss the progress on the recent agreement arrived at in mediation last month in Housing Court. The kitchen has the equipment (e.g., sanitizer) needed for operation. The certificates need to be put onto the wall. The basement floor is covered in plastic and the outside walls have plastic on them. The cement will be finished at a later date. The dehumidifier is on order along with a sump pump. The sump pump will pump any water up, across the ceiling to daylight near the bulkhead. Once she has the documentation on the new equipment, the town fire department's inspection of the alarm system, and the state taxes, the Board will address the food permit and a partial lifting of the condemnation order. Telling expressed concern about having the basement open to the kitchen without permanently addressing moisture and humidity controls as recommended by her consultant JEES and Austin Design.

3. 6:50 Rob Lingle recused himself as an abutter and left the room. Laurie Griswold and John Brooks addressed their concerns about the number of people living in a mobile home with a special permit and their impact on the septic system. As background, she obtained a special permit for a mobile home limiting occupancy to one bedroom for her mother. Since then her brother has lived there for several years and now a cousin lives there as well. Ayers reviewed the septic plans and found that the system was designed for a three-bedroom house. The permit issues are a zoning issue.

Hyer moved and Telling seconded that the Board of Health send a written request to the building department at FRCOG for assistance in enforcement of an 11/4/2010 special permit at 495 Zoar Rd., which limited occupancy in a mobile home at that address to one bedroom. It has come to our attention that another person has been living there for a few years and now a third person appears to be there. We are concerned that this will put stress on the water supply and septic system. Passed 2-0-0

3. 7:30 Molly Scott presented plans for a non-conforming use composting toilet in her barn. This toilet will not produce any grey water, thus there is no subsurface discharge. Sanitation will be addressed through a hand sanitizer.

Hyer moved and Telling seconded that the Board is satisfied that this system is consistent with the sanitary code. It is in an unoccupied dwelling and does not produce any subsurface discharge.
Passed 2-0-0

4. Williams Second Hand store requested a permit for selling bottled water, soda, and popsicles. Upon reflection they decided to limit their sales to water and soda. Telling suggested that they complete the application but not pay the fee in case they decide to expand their sales.

Hyer moved and Telling seconded a motion to adjourn

Passed 2-0

Adjourned at 8:00 pm

These minutes are not official until signed.

Documents Reviewed

5/24/17

- Agenda 5/24/17
- Minutes 4/26/17
- Minutes 4/27/17
- Septic plans for 336 West Oxbow Rd.
- Special permit for 495 Zoar Rd.
- Septic plans for 495 Zoar Rd.
- Overview of Full Circle composting toilet
- Full Circle composting toilet information