



**Town of Boxford
Meeting Minutes of the Board of Health**

October 12th, 2023

Present: Richard Fahrner, Alex Constan, Mark Mitsch
Kendell Longo, Jim Taggart

Absent: Heather Forand

Meeting called to order at 6:15 by Richard Fahrner

89 Ipswich Road Variance

Boxford Board of Health Regulation S:202-3: Well shall be 150 Feet away from any SAS with a perc rate less than 5 MPI. – A variance is requested to reduce the well requirement from 150 ft to 108 ft. This is still greater than the minimum requirement per Title 5. This is requested to reduce the amount of tree clearing required. Under current conditions, approximately 3900 SF of wooded area will need to be removed to install the system. It is estimated to be almost double the amount of disturbance if the system is installed 150 ft from the well. Additionally, the terrain increases in slope drastically approximately 150 ft from the well.

The Board granted this variance based on the system as designed is an improvement over the existing system and as designed is the best solution given the physical restrictions of the property.

A. Constan motioned to approve the requested variances, **seconded** by **M. Mitsch**. Approved
Unanimous

30 Silvermine Road Variance

Boxford Board of Health regulations S:201-9(C.2): 100 ft setback between leach facility and wetlands. A 54.75 ft separation is provided. A minimum of 50 ft is requested. – Due to the site limitations, a further distance cannot be provided.

Boxford Board of Health regulations S:201-9(C.1): 50 ft setback between a septic tank / pump chamber and wetlands. A 35.3 ft separation is provided. – Due to the site limitations, a further distance cannot be provided.

LUA APPROVAL TO ALLOW FOR A SIEVE ANALYSIS IN PLACE OF A PERCOLATION TEST. HIGH: Due to high groundwater, a percolation test was not able to be performed.

Upon the condition that the wet lands delineation shown on the plan is confirmed by conservation commission or conservation administrator. The Board granted this variance conditionally based on the system as designed is an improvement over the existing system and as designed is the best solution given the physical restrictions of the property.

A. Constan motioned to approve the requested variances, **seconded** by **M. Mitsch** Approved unanimously

Director's Update:

K. Longo stated that the Board of Health along with **B. Sweeney** would like to bring back the online trash stickers. **K. Longo** asked the board to vote it in. **R. Fahrner** asked if Yoonjin would be able to also sell the in-person trash stickers. **A. Constan** motioned to resume online trash sticker sales, seconded by **M. Mitsch**. Approved unanimously. **K. Longo** stated that once Yoonjin is trained, we will let the selectman's office know and we can advertise it on the website that it's back up.

Emergency beaver permit application for Beech wood Road. **R. Fahrner** stated that the rail trail runs behind the development that's on Kelsey Road and along the rail trail is a stream that get's backs up. A large family of beavers created a beaver den (approx. 20' x 20' x 10'). The beavers flood the area upstream. National grid is requesting the beaver trapping. The previous power company use to dig it out but no one is currently maintaining it. **K. Longo** suggests that they use the language "in and around" for the permit so they can allow trapping along the rail trail – allow between Kelsey and Georgetown Rd. **M. Mitsch** motioned to allow beaver trapping along any of the culverts along the rail trail. Seconded by **J. Taggart**. **R. Fahrner** reclused himself because he is an abutter. Passes unanimously with one abstention.

K. Longo and **R. Fahrner** did a walk thru of The Willows to inspect the small package waste water treatment plant. We requested they put in a valve that switches zones. They couldn't find a valve that would reliably work so what they did was add in three separate pumps and it rotates from three different pumps and rotates to the three zones. They also installed a bio filter system. Toll Brothers is managing everything right now but will slowly turn things over to the HOA. National

grid needed approval to put in 5 telephone poles but **A. Constan** noticed they haven't moved the wires over to the new poles yet. **A. Constan** asked about water usage. **R. Fahrner** stated that the pool is not in yet and **K. Longo** confirmed that the irrigation wells are in. **K Longo** shared that out of 62 units, 35 have sold. **Toll Brothers** wants to start issuing certificates of occupancy by the end of Oct but that's not likely. They also need the certificate of compliance and **K. Longo** can sign off on that after today's visit. **R. Fahrner** stated that BOH would possibly have to review and approve the operations and maintenance manual through email. **K. Longo** stated the only nerve wrecking part is the transfer from Toll Brothers to the HOA but as long as the waste water operator is a part of the transfer, **K Longo** was comfortable with the process. **Toll Brothers** stated that the final transfer would happen after the last unit is sold. **BOH** made it clear that the HOA would be responsible for it and 100% in control of it.

Minutes: Minutes were reviewed from the **August 30th 2023** meeting. **Motion** by **Mark Mitsch** to accept minutes as amended, **seconded** by **Jim Taggart**. Approved unanimously with one abstention by **A. Constan** due to missing August 30th 2023 meeting.

Bills: Bills were signed.

Any new business arising in the past 48 hours: NONE

Adjourn 7:15PM

Respectfully Submitted,

Yoonjin Lee

