



Cynthia A. Coffin
Health Agent

TOWN OF BOURNE BOARD OF HEALTH

24 Perry Avenue
Buzzards Bay, MA 02532



Board of Health meeting of March 27, 2013

Members Present: Kathleen Peterson, Chairman; Stanley Andrews, Vice-Chairman; Don Uitti, Secretary; and Galon Barlow Jr.

In attendance: Cynthia Coffin, Health Agent and Zack Seabury, Health Inspector

1. 10 Electric Avenue- John Churchill of JC Engineering for James & Laurie McLaughlin- Discuss and possible vote on Request for variance from 150 foot setback regulation for demolition and rebuild. Mr. Andrews recused himself from the discussion as his company has a business relationship with Mr. Churchill of JC Engineering. Mike Pimental was the representative present from JC Engineering. He presented the green certified mail copies to Ms. Coffin. Mr. Pimental stated that the project involves the construction of a new three bedroom dwelling with a Title 5 septic system within 150 feet of a coastal bank. Under existing conditions there is an existing two bedroom home located on the south of the property. This is serviced by a single cesspool within 100 feet of the coastal bank. There is a driveway located on the west side of the property which serves the locus property and the neighbor to the south. There is also a coastal bank number one, located down gradient of the property and a second coastal bank which is a vertical retaining wall. This project has already been before the Conservation Commission with a condition that there be a drywell and trench drain installed along the edge of the new driveway. The proposal is the tear down of the existing dwelling, which has actually already been done. The proposed dwelling is larger and is located on the southeast corner. The new septic system is located just north of the garage and will consist of a 1500 gallon septic tank, distribution box, and plastic arc 36 biotiffusors. There may be a strip out of material during the installation. The leaching is designed to be 103.5 feet away from what is designated as coastal bank #1, and 222.4 feet from the mean high water mark. It is over 150 feet from coastal bank #2, which is the vertical retaining wall which is the functioning coastal bank. Coastal bank #1 is one by definition based on the DEP standards. Therefore a variance of 46.5 feet from the local regulation is being request to coastal bank #1. The leaching system will be at least 150 feet away from coastal bank #2. Ms. Coffin looked at the architecturals and noted that there are two bedrooms on the first floor and then on the second floor it is noted that there is one bedroom and another living room. The living room opens to the stairway. She is, however, concerned that there is a den/office on the second floor that meets the definition of a bedroom. One of the doorways will have to be opened up with a four foot cased

opening. Mr. McLaughlin stated that this would not be a problem. He stated that the final architectural should substantially be the same. Ms. Coffin suggested that Mr. McLaughlin make the changes to the architectural and date them. Ms. Peterson asked Mr. Seabury his thoughts on the project. He stated that he thought there were no issues with the variance being granted. Mr. McLaughlin made the notation that a four foot cased opening be added to the den/office and signed and dated that change for the record of file. Mr. Uitti reviewed the architectural and asked a few questions. Mr. Barlow made a motion to approve the variance of 46.5 feet from the 150 foot setback regulation for the setback of the leaching facility to coastal bank #1, which is the closest coastal bank, for 10 Electric Avenue, plans dated received on March 11th, and drawn by JC Engineering, Inc. There will be a three bedroom deed restriction and the architectural of record are those as amended at tonight's meeting. Mr. Uitti seconded. It was a unanimous vote to approve with Mr. Andrews abstaining as he had recused himself.

Mr. Andrews returned to the Board for discussion.

2. The next item was approval of the minutes of March 13, 2013. Mr. Andrews made a motion to approve and Mr. Barlow seconded. It was a unanimous vote to approve.

Mr. Andrews made a motion to adjourn. Mr. Barlow seconded. It was a unanimous vote and the meeting adjourned at 7:15 P.M.

Typed and submitted by

Cynthia A. Coffin
Health Agent

Kathleen Peterson_____

Stanley Andrews_____

Galon Barlow_____

Don Uitti_____

Carol Tinkham_____