**TOWN OF BOURNE**

**BOARD OF HEALTH**

**24 Perry Avenue**

**Buzzards Bay, MA 02532**

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Cynthia A. Coffin

Health Agent

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**MINUTES**

**October 8, 2014**

**Members in attendance: Kathy Peterson, Chairman; Stanley Andrews, Vice-Chairman; Donald Uitti, Secretary; Galon Barlow; and Kelly Mastria**

**Support Staff in attendance: Cynthia Coffin, Health Agent**

**Meeting was called to order at 7:00 P.M by Chairman Kathy Peterson.**

**1. 1 Bell Buoy – Zac Basinski, Bracken Engineering for Jean Frederickson and Nancy Burroughs (Bell Buoy Realty Trust)- Request 2nd extension on variances originally approved on October 23, 2012 –** Ms. Coffin stated that Mr. Basinski was not present for the meeting but was requesting another extension on the previously granted variance. Ms. Peterson stated that since the applicant is working with the builder she expected that the plans work would be undertaken soon but probably not until March. **Ms. Andrews made a motion to approve the request for an extension to the variances originally granted on October 23, 2012 for 1 Bell Buoy and that the extension is for six months. Mr. Uitti seconded the motion. It was a unanimous vote to approve the extension.**

**2. 126 Emmons Rd – Barbara Frappier, Warwick and Associates for Peter Coffin – Request variances from top of a coastal bank/wetland resource area –** Ms. Frappier stated that she is seeking two variances to the top of coastal bank. She showed the Board a plan and explained the project. The dwelling has been raised and is going to be moved further away from the coastal bank. There will be additions on either end of the dwelling and there will be interior rehab. She stated that currently there are three cesspools servicing the dwelling. Ms. Coffin corrected that statement by stating that there is a title 5 system already there with three leaching pits. Ms. Frappier stated that they are proposing to install a new Title 5 system sized for seven bedrooms. She stated that the house is going from ten to seven bedrooms. She also stated that there are probably eleven rooms that could be counted as bedrooms presently. The architects have calculated the existing bedroom space and the proposal is well under the 25% increase that the Board has for a guideline, but they are over on the non-bedroom space. The architect’s figures show that there is a 74% increase in non-bedroom space, but there is only an 11% increase in bedroom space. She said that much of the increase in non-bedroom space is attributed to the proposed aviary. There is a coastal bank on the either side of the property. The proposed septic system will not meet the 150 foot setback to either coastal bank.

The leaching is 186 to mean high water on one side and 151 feet to the saltmarsh on the other side of the property. The issue is the variance to the coastal bank. Mr. Andrews asked Ms. Frappier to show the seven bedrooms. Ms. Coffin and Ms. Frappier stated that there is also an office that is being counted as a bedroom.

There is more than a four foot opening to the exercise room. The basement will be unfinished. Mr. Coffin stated that he has owned the property since April 1st. Ms. Frappier stated that she has the new deed information for the office. There was discussion as to the location of the property. Mr. Andrews stated that the proposed system is 107 to one of the coastal banks. There was general discussion about the location and the coastal bank and actual resource setbacks. Ms. Coffin stated that if the Board determines that the resource is the key area and that the banks are banks by definition only, then the project would meet the Board of Health guidelines for approval. The Conservation Commission has determined that there are coastal bank but has not stated that they are banks by definition only. The elevation is about 34-36 above sea level. Mr. Barlow stated that this area is more like Sagamore Beach where the bank is very high and not like a low lying area where the bank is the resource. Mr. Richard Wright stated that he is co-owner and that the bank is very heavily vegetated. **Mr. Andrews made a motion to approve the variances requested for 126 Emmons Rd, those being a 42.8 foot variance from the 150 foot setback from the top of coastal bank at the NW side of the property and a 71.3 foot variance from the 150 setback of the leaching facility to the top of coastal bank to the SW of the property. He stated that the reason for the approval is that the actual resource is in excess of 150 feet from the leaching facility in both directions. Mr. Uitti seconded the motion. Mr. Andrews made a motion to amend the previous motion by stating that the architecturals of record are those received October 2, 2014, and the site plan is that received October 2, 2014. Mr. Uitti seconded the amendment. It was a unanimous vote to approve.**

**Mr. Andrews made a motion to adjourn the meeting. Mr. Uitti seconded the motion. It was a unanimous vote and the meeting adjourned 7:21 PM.**

Taped by Lisa Collett and typed by Cynthia A. Coffin, Health Agent

Kathleen Peterson \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Stanley Andrews \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Galon Barlow \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Don Uitti \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Kelly Mastria \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

cc Board of Selectmen/Town Clerk