6 Littleton Board of Health  
October 22, 2019  
37 Shattuck Street Rm 307  
Littleton MA 01460  

Approved 11/12/19  

Members Present: Chair Louise Nichols; Vice Chair Lisa Flanagan; Clerk Kevin Baker; Gino Frattalone; Mike Zeldin  

7:00pm  Administrative Matters  
- Minutes: 10/8/19  
  It was moved by Frattalone, seconded by Baker, and voted 4:0 in favor with Flanagan abstaining.  
- Correspondence  
- Sign Permits  
- Member comments-  
- Deed Restriction review  
  It was moved by Baker to adopt the Deed Restriction Policy as written. This was seconded by Frattalone, and voted 5:0 in favor.  

7:10pm  Discussion: Soaring Hawk Meditation Center, 6 Beaver Brook Rd—Appeal to Health Agent decision  

Dan Barton of Maugel Architecture and owner Gia Gagne came before the Board. This property has been renovated over the past 6 years. The land itself is meant to be used as part of the meditation center and for functions. The ZBA had given a Special Permit for functions of up to 100 guests on the property, with the understanding that there would be a future tie in to the town sewer. The applicant would like to use temporary toilets in the meantime. The Health Agent is not in support of temporary bathroom facilities. The applicant offered examples of other areas in town where these facilities are currently being used. There would not be more than one function per week, occurring seasonally between the months of May and October. The indoor bathrooms would be locked during the events. Zeldin commented that he believes there is a Plumbing Code preventing bathrooms from being locked. Zeldin suggested treating these on an “event basis”, rather than giving a blanket permission on a grand scale for the season.  

Zeldin read the Health Agent’s comments. Barton stated that his comments were reasonable. Baker said that the Board meets twice a month, so if they submit their application a month in advance, it should be adequate. Baker suggested that the Board have a standard application form. It will be added to the next agenda to discuss applications. Also to be discussed is the possibility of adding combo locks to the building bathrooms so that they can’t be used by guests.
7:20pm Public hearing, continued: 17 Spruce Street, Durkee Farm Estates, Request for variance due to high percolation rate

Brian Geaudreau presented to the Board. He explained why it would not be possible to shift land to help the perc rate for 17 Spruce Street. Baker said that regardless of the applicant’s reasoning, the percolation rate is too high. The septic should have been determined before they determined the lots. Baker does not support this variance request.

Nichols read the Health Agent’s comments. Geaudreau asked for relief from easement back in the design phase. This is the last lot of Durkee Farms. They received variances on three other lots in Durkee Farms.

Zeldin asked what happens to the homes around 17 Spruce if this system is overwhelmed. Geaudreau said he doesn’t think it will do anything. Flanagan asked about changing the system and was told it wouldn’t change the percolation rate. Nichols asked about changing the bedroom count but was told that also would not help.

Baker made a motion to deny the request for a variance. Geaudreau asked for a continuance rather than a denial. Nichols stated that she will not support the request either. Geaudreau said there were three other properties that had similar percolation rates and were granted variances. Zeldin asked if there was anything in the deed that notifies the homeowners and abutters. For Zeldin to support the variance, Lots 18, 29, 49, 50 would have to be notified in person and willing to have the abutting lot with a compromised system. There would be recorded deed restriction for no finished bathrooms or attics.

Baker made a motion to continue this Public Hearing until November 12, 2019 at 7:40pm. It was seconded by Frattallone and voted 5:0 in favor.

7:50pm Discussion, 25 King Street, continued.
The current system allows for 1000 gallons per day. The water meter shows 768 gallons per day for gas tanks, convenient store, and Dunkin Donuts. The current estimation is that 128 gallons a day of water is used at Dunkin Donuts.

It was moved by Baker to approve the proposed plan contingent on the details outlined in the Health Agent’s comments. It was seconded by Frattallone and voted 5:0 in favor.

It was moved by Frattallone, seconded by Baker, and voted 5:0 to adjourn.

Respectfully submitted by Janet Fairchild