

October 22, 2020  
Sterling Board of Health Meeting  
Butterick Building, Lower Level Conference Room  
1 Park Street, Sterling, MA 01564

Meeting Minutes

6:00 PM                      Chairman Cathie Martin called the meeting to order.

**Roll Call:**                      Gary Menin, Member - present, remote connection  
Allen Hoffman, Member - present, remote connection  
Cathie Martin, Chairman - present, remote connection  
David Favreau, Health Agent - present on site  
Elaine Heller, Administrative Assistant - present on site

**Attendees:**                      Chris Maitland, Karen Andrade, and Arden Sonnenberg

**General Business Updates:**

Approve Any Available Minutes: None to review at this time

Discuss Coronavirus: This topic will be discussed at the meeting on November 12, 2020.

**Public Session:** None

**Appointments and Agenda Items:**

37 Clinton Road - Discuss Title 5 Inspection Report Findings:

Homeowner Chris Maitland attended the meeting to discuss his septic system. He is hoping to sell his property and needs a certified Title 5 Inspection Report. In a review of documentation, it was determined a leaching pit, one of two in the system, is located on the neighbor's property, owned by Karen Andrade. According to Ms. Andrade, the property was divided up in the 1980's by her mother, the owner of the property at that time. Ms. Andrade was not aware of this issue.

Gary Menin noted the best option in his opinion would be for Ms. Andrade to grant an easement to the homeowner of 37 Clinton Road; Ms. Andrade said she is not comfortable with an easement and would need to seek legal counsel. Barring this, the only other available options (in Mr. Menin's opinion) would be for the purchase of the area around the subject leaching pit or for the abandonment of the pit and redesign/construction of a new pit/or trench/system on the Maitland property. According to Mr. Hoffman, the state made no reference to property lines in septic regulations in that timeframe. On new installations, there must be a 10-ft. offset from the property line; in some cases, 5 feet is allowed with a variance request. Leaching pits are no longer allowed so Mr. Maitland can no longer put one on his property and eliminate the one on Ms. Andrade's property.

Mr. Maitland stated he will have the area surveyed; he does not want to inconvenience Ms. Andrade. After further discussion, both parties agreed to talk off-line about a possible purchase of that portion of land with the leaching pit. Ms. Martin suggested Mr. Maitland report on any resolution at the next Board meeting, scheduled for November 12, 2020.

**Adjourn:**

A motion to adjourn the meeting was made by Cathie Martin and seconded by Gary Menin. Roll call vote: Martin - aye; Menin - aye; Hoffman - aye. Motion carried and the meeting adjourned at 6:33 PM.

Materials: None