

Minutes of the Town of Lake George Consolidated Board of Health meeting held on March 22, 2017 at the Town Center, 20 Old Post Road at 3:00 p.m.

Present: Chairman Dennis Dickinson  
Fred Austin  
Mayor Robert Blais

Absent: None

Also Present: Adele Behrmann, Dan Barusch

The meeting was called to order at 3:02 p.m. by Chairman Dickinson.

### PUBLIC HEARINGS

1. **Application for Consolidated Board of Health CBOH #2-2017 submitted by Smokey Bear Homeowners Association with a proposal to replace an existing septic tank with a new Clarus Fusion 770, to service 2 cabins in the association for a total of 6 bedrooms. The relief requested is for property line setbacks and setbacks to the structure. The properties are located at 21 and 23 Smokey Bear Lane; being Tax Map Numbers 226.17-1-11 and 226.17-1-12.**

**Fred Austin** asked if the association owns the whole property that the project was taking place on.

**Tom Wrobleski**, applicant for Smokey Bear, stated that the individual owners of the cabins own their own properties which the cabins are located on.

**Fred Austin** asked that the adjacent owners be identified on the drawing, stating it was required.

**Tom Wrobleski** stated that the properties were individually owned, but in the covenants it states that the Homeowners Association had the responsibility for the maintenance, repair and replacement of the septic systems within the neighborhood.

**Fred Austin** followed up with asking about the adjacent owners being shown on the map so that 10 years from now we can identify where the property is.

**Dan Barusch** mentioned that the engineer, Eric Murdock, can update the map and send it back to Dan.

Another neighbor from Smokey Bear asked if the question was whether or not proper notification was sent to adjacent property owners.

**Dan Barusch** stated "no", that notification was sent to the nearby owners, the Board members were just asking for the identification of adjacent owners on the site plan, something that is required in the application.

There was some discussion amongst Smokey Bear neighbors, not audible to the microphone. One of the neighbors, David Smollet, asked if they would like to see names.

**Dan Barusch** mentioned this isn't anything that would prohibit approval today, and that Eric Murdock could do after the fact.

**Tom Wroblewski** said he thought they were referring to ownership as far as the association.

**Chairman Dickinson** asked which unit was "yours", speaking to Michael Sala.

**Michael Sala** stated that his cabin was 23 Smokey Bear lane, the one on the right of the site plan.

**Mayor Blais** asked if the cabins were all adjoining, and if they were adjoining these dwellings for lots 21 & 23.

**Tom Wroblewski** stated that they were all separate, and that Bruce Mapes, who owns lot 21, is the current President of the association.

**David Smollet** mentioned that those two cabins do share the same septic.

**Fred Austin** mentioned that they were taking about sewer, and if there was a brook one foot off the property line, they would want to show it, and that's what it was about, it wasn't about "we'll they didn't have to do it, why do I".

**Chairman Dickinson** asked if Eric Murdock had completed the design for them.

**Tom Wroblewski** answered yes.

**Dan Barusch** stated that anything Eric left off the plan, he asked him to incorporate into a cover letter for the Board, stating it should have the dimensions for the variances, and the size of the Clarus tank.

**Chairman Dickinson** asked if they were using the existing drywells or upgrading.

**Dan Barusch** responded yes, they are using the existing drywell connection, stating that they are essentially replacing the tank in kind, using a Clarus tank to service both buildings and the amount of bedrooms which is 6, and utilizing the existing drywell. He also stated that after discussion with Tom and Eric, he determined that if they were changing the drywell, they would have been in front of the Board for 4 or 5 variances in order to put a field somewhere.

**Chairman Dickinson** asked Michael Sala how many bedrooms.

**Michael Sala** stated he had 3 bedrooms.

**Tom Wroblewski** stated that the other one also had 3 also, for a total of 6 bedrooms.

**Fred Austin** agreed that there were 3 in each, and that they were not asking for any change in that either.

**Mayor Blais** asked, so the variance is only from the property line?

**Dan Barusch** said correct, there is one variance from the property line, and one to cabin 21, so the variance from the property line is about 3' away, and about 7' give or take to the cabins.

**Chairman Dickinson** made a general statement about the Septic Initiative, stating that under the initiative, they would have asked politely that the applicant upgrade the drywell, or at least verify that it is functioning. He stated the variances aren't the issue, since they understand his pre-existing hardship. He stated he would like to consider this step 1, since the new Clarus tank, which is tertiary treatment is a great improvement. He furthermore stated they would let the applicant keep the seepage pit (drywell) if sometime not too far down the road, the applicant would consider upgrading the drywell. The chairman stated when and if that happens, the Septic Initiative is a cooperative initiative between the owners and the Town, and that they would have monies available to participate in the grant program, mentioning if the applicant agrees to do it; the Town (and the FUND from Lake George) will pay half the price to upgrade the system. He closed with stating that for the time being, this is Phase 1, and with the support there they would approve this with the Clarus, and they will talk to them down the road sometime.

**Tom Wroblewski** and David Smollet thanked the Chairman.

**Chairman Dickinson** asked if anyone wanted to make that motion.

**Dan Barusch** stated that since these are all hearings now, we need to solicit comments from the public, and if there are no comments, then we can close the hearing.

**Fred Austin** stated one more thing, that there is a laundry list of stuff, like the Town would be notified so many hours ahead of installation, etc., and that laundry list would be on theirs too.

**Dan Barusch** made a clarification to the process, stating that this is the approval which is the same as the Planning and Zoning Boards; you get your approval from the third party, and then come into the Planning and Zoning Office to actually get the permit. He followed by stating if they approved today, we can issue permit today or tomorrow, and the permit asks the questions like when they are going to start, who is doing the job, and stuff like that.

**Chairman Dickinson** asked for the applicant's name, and Tom Wroblewski introduced himself. Chairman Dickinson also asked if he was an engineer, to which Mr. Wroblewski stated, yes, he is a retired engineer.

**A motion is introduced by Fred Austin; seconded by Mayor Blais to close the public hearing. All in favor, motion carries.**

**A motion is introduced by Fred Austin; seconded by Mayor Blais to approve the Consolidated Board of Health Application #2-2017 as submitted. All in favor, motion carries.**

Motion to adjourn was made at 3:10pm, and seconded. All in favor, motion carries.

Respectfully Submitted,

Adele Behrmann  
CBOH Clerk