



Town of Carlisle
Office of
BOARD OF HEALTH
66 Westford Street
Carlisle, MA 01741

Tel.: (978) 369-0283
Fax: (978) 369-4521

MEMORANDUM

To: Lisa Davis Lewis, Chairman
Zoning Board of Appeals
From: Board of Health
Date: June 26, 2015

Re: **Lifetime Green Homes (LGH) 40 B Application – Escrow Accounts**

In addition to the technical and legal considerations relative to the above application, the Board of Health requests that the Zoning Board include a condition requiring the applicant to meet the Board of Health's requirement for a financial guaranty for the sewage disposal system and public (private) water supply.

Recognizing that it is not possible to include specific amounts until a septic design has been submitted, the Board requests that the Zoning Board consider the following formula¹:

1. Establishment of an **Operations and Maintenance Fund** to be held by the System Owner for the normal and regularly occurring maintenance of the Septic System in an amount that will be established each year as part of the condominium budget which shall be used solely for such maintenance and operations.
2. Establishment of a **Working Capital Fund** to be held by the System Owner for the current and future replacement and/or repair expenses of the Septic System in an amount representing 25% of the total replacement cost.
3. Establishment of a **Reserve Fund** to be held by the Town up to an amount representing 75% of the total replacement cost with the initial deposit starting one year after the issuance of a Certificate of Compliance and prorated over a period of time equivalent to the anticipated life span of the System. The amount of the Reserve Fund will be reviewed every five years to ensure that it continues to represent 75% of the total replacement cost.

The Board of Health would also request that the same arrangement be made for any private wells associated with the development.

¹ Garrison Place Septic System Escrow Agreement