

***Town of York ~ Planning Board
Septic System Inspection Ordinance Subcommittee
Meeting Minutes ~ March 13, 2014
York Public Library***

Present: Lew Stowe (Chair), Peter Smith (Secretary), Leslie Hinz, Rob Rockwell,
Mike Kleist, Helen Rollins

Absent: Wes Cook, Priscilla Cookson

1. Chairman Lew Stowe called the meeting to order at 10:15am. There were no members of the public in attendance.
2. Lew pointed out that the subcommittee was appointed by the planning board to do research and to draft an ordinance amendment that mandates a septic inspection at the time of property transfer.
3. Lew distributed Article 11 of the Planning Board's by-laws regarding establishment of a sub-committee, a copy of the recommended by-laws for the sub-committee itself, and an initial draft of the Supplemental Plumbing Ordinance amendment as prepared by Steve Burns.
4. Helen proposed that we should expand the scope to address septic inspections in general, not just at time of property transfer. Lew noted that it would be beyond our subcommittee's assigned objective and he would place the idea in our "parking lot." Leslie pointed out that the town already has a mandatory pumping requirement.
5. Lew proposed that the group meet every Thursday for at least the next three weeks and also that he plans to invite subject matter experts to future meetings as appropriate. He asked that the designated real estate representatives coordinate amongst themselves to assure that two of them attend each meeting.
6. The group discussed who would be authorized to perform the septic inspections and came to agreement that it should be a Licensed Site Evaluator (LSE) from the State of Maine. Mike stated his concern that requiring an LSE for every property transfer could put an unacceptable cost and time burden on the buyer and the seller.
7. Pete proposed that the group use the following four questions as a guide to their discussions in order to stay on track and optimize the results of their effort:
 - a. who is responsible for the inspection?..... seller or buyer?
 - b. who can perform the inspection?
 - c. does it impact the entire town or just certain sections?
 - d. what conditions would result in an exception from the inspection?

The answers to these questions will dictate any changes to the current ordinance draft.

8. As to who is responsible for the inspection, the consensus of the group was that it be the seller. It was noted that the "buyer" currently arranges for and pays for a home inspection on a voluntary basis and does not have to reveal the results of that inspection to anyone. The proposed ordinance states that the inspection report must be filed with the town Plumbing Inspector and therefore it would be available to any potential buyer or mortgage banker.

9. This discussion led to a suggestion that a septic inspection should also be performed on any property in town that had not been transferred after a certain number of years. This idea was placed in the “parking lot.”
10. The group agreed that the ordinance should include the entire Town of York.
11. Our next meeting will be at 10:00am on Thursday, March 20th at the York public Library.

Meeting adjourned at 11:45am

Respectfully submitted,

Peter Smith, Secretary