



**Town of Berkley**  
Massachusetts  
Offices of  
**Board of Health**  
One North Main Street  
Berkley, MA 02779

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## **WELL REGULATIONS**

Revised - July 22, 2008

Revised - September 23, 2008

1. No individual well or other means of water supply shall be located, constructed, altered or installed until a permit for its location, construction, alteration or installation has been issued by the Board of Health.
2. No person or firm shall engage in construction, alteration or installation of any well without first obtaining a *Well Construction Permit*. Permits shall be issued for new construction, repair, and alteration or when building on a lot where a well already exists.
3. Well permits shall be obtained at a scheduled Board of Health meeting from the Well Inspector. Only a licensed Well Driller will apply for a *Well Construction Permit*.
4. Plan shall be submitted in Duplicate.
5. Applicant must have a professional engineered Site Plan showing shape, dimensions, street locations and house number of lot.
6. The engineered plan shall show location of well on property and distance to existing or proposed sewage systems and other wells.
7. Well must not be less than 20 feet from existing side or rear property lines and not less than 20 feet from the Town boundary or street.
8. Well must be at least 100 feet from existing or proposed leaching areas (including reserve) as per Title V.
9. A licensed well driller must be on site during construction or drill the well.
10. Well Driller must sign the Well Permit and give license number.

11. Water from sources such as ponds, streams or brooks, etc. shall not be used during drilling operations.
12. Well water must be tested by a Massachusetts Certified laboratory and signed by a representative of the lab.
13. Water to be tested must be drawn by the testing Laboratory or the well driller.
14. Any well that does not meet the Board of Health requirements will not be accepted by the Town of Berkley.
15. Any compounds that test above State standards will have to have an appropriate filter installed and the water re-tested. These results will have to be brought to the Board of Health and approved prior to a Certificate of Compliance being issued. The second test must also be drawn by the Well Driller or lab.
16. Water test results submitted to the Board of Health must include production rate of the well in gallons per minute, date of completion, and verified assessor's street number as well as the street name on which the well is located.
17. No building permit shall be issued until a *Well Construction Permit* has first been certified.
18. Upon completion of the above steps, the well will be certified by the Board of Health. The Certificate of Compliance will then be signed by two members of the Board of Health.

## **Regulations for Abandonment of Wells**

### **1. General Rules**

- a. When abandoning a well the Board of Health shall be notified two (2) weeks in advance at a regular scheduled meeting.
- b. The Board of Health also requires at least one health agent at well site during all abandonment procedures.
- c. Contractor or well owner will pay all Board of Health fees as they are incurred.

### **2. Artesian or Drilled Wells**

- a. Well casing shall be driven at least 12 inches below finished grade and filled with 5,000 lbs. test concrete.
- b. A 20 x 20 foot hole shall be dug into the water table around the well; the well casing shall not be disturbed by this operation.

- c. A 4 x 4 x 4 foot concrete cement pier must be poured around the well casing to prevent further disruption of the well and casing concrete shall be allowed to cure for at least 48 hours.
- d. Material to fill 20 x 20 foot hole shall be of impervious material and shall have (perc rate in its natural state at haul site) material put in place in two (2) foot lifts and compacted to finished grade.

3. Driven Point or Dug Well

- a. Driven points shall be removed. Well tiles, casing or stone walls shall be removed at least 12 inches below finished grade.
- b. Wells shall be filled with impervious gravel in (2) foot lifts and compacted to finished grade.
- c. All of these afore-described reasonable rules and regulation shall be strictly adhered to at all times.

**Subdivision Development Regulations**

- 1. All applications involved in the development of a subdivision shall submit a \$500.00 per acre fee to be used for professional Hydrologist services.
- 2. In addition, the applicant shall also submit a filing fee of \$50 per acre, but not to exceed \$1, 000 per subdivision.
- 3. This procedure will precede any other procedure or requirement of the subdivision of land of the Town of Berkley (i.e. percolation tests and Planning Board approval).
- 4. All monies shall be placed in an escrow account and used to contract with a consultant. Any monies not used will be returned upon completion of said study. The \$50 per acre filing fee will be used for clerical and Board of Health expenses and is not refundable.

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James Romano, Chairman

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Date

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Daniel Fournier, Clerk

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Date

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Steven Rapoza, Member

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Date

# **Board of Health Well Regulations**

## **ADDENDUM**

Revised - July 22, 2008

Revised - September 23, 2008

Revised - February 10, 2009

1. All wells shall be installed on the property for which it shall serve.
2. No well shall be installed within 20 feet of the property lines.
3. Every dwelling unit shall have its own well. (NO SHARED WELLS) Approved In-Law apartments, for which no rent is charged, may share the well with the main house.

## **RELATIONSHIP TO PROPERTY LINES AND BUILDINGS**

1. Private water supply wells should be located at least 20 feet from all property lines. The center line of the well should, if extended vertically, clear any projection from an adjacent structure by at least 5 feet.

## **RELATIONSHIP TO GAS LINES AND OVERHEAD POWER LINES**

2. A well should be located a minimum of 15 feet from a gas line or overhead electric distribution line and should be at least 25 feet from an electric transmission line which is in excess of 50 kV. When subsurface utilities are already in place. Dig safe should be contacted at least three days before drilling begins.

## **RELATIONSHIP TO ROADS AND RIGHTS-OF-WAY**

3. All private water supply wells should be located at a minimum of 25 feet from the normal driving surface of any roadway or a minimum of 15 feet from the road right-of-way, whichever is greater. Additionally, it should be noted that the "Rights-of-Way Management" regulations (333 CMR 11.00) include procedures and requirements for making and recording the location of private water supplies that are marked and recorded in accordance with the aforementioned regulations are protected by restrictions on the use of herbicides for maintaining rights-of-way. Uniform standard signs for marking water supplies have been produced and are currently available from the Department of Agricultural Resources.

## **REGULATIONS TO SURFACE WATER AND WETLANDS**

4. Private water supply wells should be located at least 25 feet, laterally from the normal high mark of any lake, pond, river stream, ditch, or slough. Additionally, it should be noted that land use within 100 feet of a wetland or within the 100-year floodplain of any river or stream is regulated under Chapter 131, Section 40 of the Massachusetts General Laws and 310 CMR 10.00, "Wetlands Protection." Prior to constructing a private water supply in these areas, approval must be obtained from the Conservation Commission. Where possible, private water systems should be located in areas of above 100 –year flood plain. When a well must be located in an area subject to flooding, special protection should be provided, as is discussed in the section entitled "Wellhead Completion" (page 48).

### **WELLHEAD COMPLETION**

#### **UPPER TERMINUS OF WELL CASING**

Well casing terminating above-grade should extend at least 12 inches above the predetermined ground surface at the wellhead except when the well is located in a floodplain. When a well is located in a floodplain, the well casing should extend at least 2 feet above the level of the highest recorded flood. The top of the well casing should be reasonably smooth and level.

Well casing should not be cut off below the land surface unless a pitless adapter or a pitless unit is installed; or an abandoned well is being permanently plugged. If the casing of an existing well is terminated below the land surface and is not connected to a pitless adapter or a pitless unit, the well owner should have the existing casing extended to the appropriate above ground height or have a pitless device installed.

When thermoplastic well casing is used, the portion of the casing extending above the frost line when a pitless devise is not installed should either consist of steel or should be capped with an oversized steel casing extending to a level above the top of the thermoplastic casing. When steel is being used for the upper terminus of a well in which a pitless adapter is not installed, the steel casing should be attached to the thermoplastic casing by a threaded plastic to steel coupling. The protective measures are necessary because thermoplastic casing shatters easily at low temperatures and because the sun's ultraviolet rays can significantly reduce the impact strength of thermoplastic casing.

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James Romano, Chairman

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Steve Rapoza, Clerk

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Dan Fournier, Clerk

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Date