

OFFICIAL DETERMINATION · JANUARY 14, 2026

MassDEP is the approving authority for septic-system matters at Ferns

The Ferns · 8 Lowell Street · Carlisle, Massachusetts

About this public excerpt. This document reproduces the substantive body of MassDEP's January 14, 2026 determination. Recipient and distribution-list names, email addresses, mailing details, signatures, and direct contact information have been removed. Formatting has been adapted for readability; the agency's determination is preserved.

Variance history

On January 4, 1996, the Northeast Regional Office of the Massachusetts Department of Environmental Protection approved a septic-system upgrade at the property with multiple variances and local upgrade approvals. The final design provided soil-absorption-system capacity of 211 gallons per day—21.7 percent of the 970-gallon-per-day design flow—and an emergency overflow tight tank. At the time of that approval, the well serving the property was not classified as a public water supply.

As a result of later changes at the property, the well became a public water supply with an accompanying public-water system. In 2010, the then-owner applied to amend the variance approval because the septic tank and distribution box were located within the Zone I of the public-water-supply well. MassDEP approved the amended variance.

MassDEP's determination

MassDEP later met with a potential new owner and learned that the property was proposed to be transferred and that the scope of operations within the building would be changing and possibly expanding.

Because the variances were approved by MassDEP, and based on the proposed transfer and operational changes, MassDEP determined that its review of the septic system is required to protect public health, safety, welfare, and the environment and to ensure compliance with 310 CMR 15.000.

MassDEP is therefore the approving authority for the septic system. The agency stated that it is exercising that authority under 310 CMR 15.003(2), Title 5 of the State Environmental Code.

SOURCE NOTE

MassDEP determination dated January 14, 2026. This public excerpt is provided for public information and is not a substitute for the original agency record.