

# Setbacks

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## What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**Issue Overview** Title 5 establishes minimum setbacks between soil absorption systems and a range of items including the property line, slab foundation, surface waters, and downhill slopes. The setback between the soil absorption system and the property line is 10 feet. Some municipalities increase the minimum setback requirements – to 15, 20, 25, or 30 feet.

### Research Coding

## What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

**Issue Overview** Title 5 requires a 50-foot setback between soil absorption systems and wetlands. Many municipalities require a longer setback – 75, 100 feet or more.

Municipal regulations often increase the setback from wetlands for systems that serve planned unit developments, multi-family housing, or commercial uses; are located in soils with percolation rates faster than 2 or 5 minutes per inch or slower than 30 minutes per inch; or are located in a groundwater protection zone.

**Research Coding** Researcher selected the setback for a single family system in soil with a percolation rate between 5 minutes per inch and 30. Where a setback was listed from “watercourses, etc.” the researcher called the health agent to confirm that the terms included wetlands. If different setbacks are listed for bordering and isolated vegetated wetlands, the researcher selected the number for bordering wetlands.

## What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

**Issue Overview** Title 5 requires a 100-foot setback between soil absorption systems and private wells.

Many municipalities extend this setback to 125, 150 feet or more. The extended setback requirement is often recorded in the local septic regulations, but it can also be mandated through local well regulations. The setback distance is often based on the percolation rate, with longer distances required for percolation rates faster than 2 or 5 minutes per inch.

**Research Coding** In addition to locating the answer in the septic regulations, the researcher also found the answer in the local well regulations, when they were accessible from the municipal website. The researchers were not systematic about obtaining the well regulations and may have missed some of these requirements. Researchers coded the answer for the distance required where soils have percolation rates of 10 – 30 minutes per inch. For regulations that require longer setbacks than Title 5 only for very fast percolation rates, the change is not captured in the coded answer.

## Acton

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 Researcher found that the Acton Regulations state:

"Disposal facilities shall be constructed not less than the minimum distances away from items listed in (15.211) of Title 5, State Environmental Code with the following additions"

Researcher found no additional references to setback between the "disposal system" and the property line, and thus determined that this regulation in Acton is the same as the state.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

75 75 (capacity <2000 gallons/day),  
100 (capacity >2000 gallons/day)

The Acton Regulations increase the minimum setback requirement of the soil absorption system from bordering vegetated wetlands as follows:

"1-7.2 No sewage disposal system with a capacity of less than 2,000 gallons per day shall be constructed within seventy-five (75) feet of any wetland (Any land area or surface area so defined by the Massachusetts Wetland Protection Act, MGL, Ch. 131, s. 40 and/or the Town of Acton Wetlands Protection Bylaw.)

"11-7.3 No sewage disposal system with a capacity of 2,000/day or over shall be constructed within one hundred (100) feet of any wetland (Any land area or surface area so defined by the Massachusetts Wetland Protection Act, MGL, Ch. 131, s. 40 and/or the Town of Acton Wetlands Protection Bylaw.)" The Acton Wetlands Bylaw includes vegetated wetlands in the definition of "wetlands."

Acton Board of Health Rules and Regulations, Sections 11-7.2 and 11-7.3) (adopted 6/14/2004); Acton Wetlands Bylaw, Chapter F, Environmental Protection, Section F3.15

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Note: in survey received on 3/24/05 from Acton, it is noted: "aquifer district 100 feet."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 "Disposal facilities shall be constructed not less than the minimum distances away from items listed in (15.211) of Title 5, State Environmental Code with the following additions"

Researcher found no additional references to setback between the "disposal system" and private wells, and thus determined that this regulation in Acton is the same as the state.

## Amesbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Amesbury regulations to a setback requirement between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 From amendment 7, "Septic system plans will be referred to the Conservation Commission for review only if wetlands are identified within one hundred feet of proposed work on the site." On 10/18/04, the researcher called the Board of Health (978.388.8133) and the secretary stated (after checking with her supervisor) that the default buffer is 100 feet (although in some cases this can be waived to less).

(Amesbury Title V Septic Regulations Amendments, Amended 1999,2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

125 From amendment 8, "[a]ll septic system leaching areas must be 125 feet from any private well regardless of the intended use of the well." In addition, amendment 9, "[a]ll septic system tanks must be 75 feet from any private well."

(Amesbury Title V Septic Regulations Amendments, Amended 1999,2003)

## Ashland

### **What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10            Researcher found no reference in the Ashland Regulations to a setback requirement of the soil absorption system from the property line, and thus determined that this setback requirement is the same as the state.

### **What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 75            The Ashland Regulations provide: "The term "Wetlands and Waterbodies" shall be the same as that in Title 5. The minimum distance between wetlands and waterbodies and all components of the subsurface disposal system shall be seventy five (75) feet."

Town of Ashland Board of Health, Rules and Regulations Governing the Subsurface Disposal of Sewage, Section 4.10 (Adopted May 29, 1997).

### **What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100           Researcher found no reference to setback distance of the soil absorption system from private wells in the Ashland Regulations, and thus determined that this setback distance is the same as the state.

## Auburn

### **What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10            No reference in the Auburn regulations to a setback between the soil absorption system and the property line.

### **What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50            No reference in the Auburn regulations to a setback between the soil absorption system and wetlands.

### **What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100           No reference in the Auburn regulations to a setback between the soil absorption system and private wells.

## Avon

### **What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

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### **What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

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**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

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## Ayer

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Ayer regulations to a required setback between soil absorption systems and property lines.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Ayer regulations to a required setback between soils absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Ayer regulations to a setback requirement between soil absorption systems and private wells.

## Bellingham

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 Survey received from Bellingham Health Agent Mike Graf on 6/1/05 marks that Bellingham has local septic regulations. He writes that they were adopted before 1995 and the Title 5 changes in 1995 superceded most of the local regulations. The only answer he marked as "different from Title 5" is the setback from wells.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 Survey received from Bellingham Health Agent Mike Graf on 6/1/05 marks that Bellingham has local septic regulations. He writes that they were adopted before 1995 and the Title 5 changes in 1995 superceded most of the local regulations. The only answer he marked as "different from Title 5" is the setback from wells.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

120 Survey received from Bellingham Health Agent Mike Graf on 6/1/05 marks that Bellingham has local septic regulations.  
"120 feet well to SAS setback and increased Zone 1 diameter. We increased setback for all septics to 800 feet from municipal wells, and restricted large systems (over 2000 gal/day) to 800 ft from any wells. This was in 2004"

## Berkley

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 20 From the section titled "Berkley Regulations Which Vary From Title V," "4. A twenty (20) foot setback from property lines is required for all well and septic installations."  
  
(Subsurface Disposal, Well and Development Regulations, Adopted 2003)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50 No reference in the Berkley regulations to setbacks between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 From the Well Permit Regulations, "8. Well location must be at least 100 feet from existing or proposed leaching areas (including reserve). This applies to new construction only."  
  
(Well Permit Regulations, Board of Health Regulations, Adopted 1998)

## Berlin

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 25 In Section IV, F. Distances, there is a table that shows "[t]he location of the sewage disposal system shall provide the following minimum distances."  
For the distance between the leaching facility and property line the table lists 25 feet.  
  
(Berlin Board of Health Regulations, Sub-surface Disposal Regulations, Adopted 1996)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100 In Section IV, F. Distances, there is a table that shows "[t]he location of the sewage disposal system shall provide the following minimum distances."  
For the distance between the leaching facility and water courses, streams, ponds, swamps, and other wetlands the table lists 100 feet. Further, when the percolation rate is 2 min/inch or less the distance between the leaching facility and water courses, streams, ponds, swamps, and other wetlands increases to 150 feet.  
  
(Berlin Board of Health Regulations, Sub-surface Disposal Regulations, Adopted 1996)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 In Section IV, F. Distances, there is a table that shows "[t]he location of the sewage disposal system shall provide the following minimum distances."  
For the distance between the leaching facility and well or suction line the table lists 100 feet. If the percolation rate is 2 min/inch or less, than this distance increases to 150 feet.  
  
(Berlin Board of Health Regulations, Sub-surface Disposal Regulations, Adopted 1996)

## Beverly

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 According to J. Reale, the City of Beverly follows Title 5, except for a rule on minimum size of leaching fields.
- It should be noted that the Beverly Regulations provide that "no part of the actual leaching works shall be located less than ten (10) feet from an adjoining lot line." Regulations for Individual Sewerage Disposal Systems, Chapter 16, Section I (adopted 1981)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50 Researcher found no reference in the Beverly Regulations to a setback distance of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 According to J. Reale, the City of Beverly follows Title 5, except for a rule on minimum size of leaching fields.
- The Beverly Regulations affirmatively provide for a setback distance of 100 feet for the "actual leaching works" from "a private water supply." Regulations for Individual Sewerage Disposal Systems, Chapter 16, Section I (adopted 1981)

## Billerica

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 The only reference to setbacks in the Billerica Board of Health Rules & Regulations states that the setbacks should be noted in subsurface sewage disposal system plans. Billerica Board of Health Rules & Regulations, section 5.4.001(3) (adopted November 20, 2000).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50 The only reference to setbacks in the Billerica Board of Health Rules & Regulations states that the setbacks should be noted in subsurface sewage disposal system plans. Billerica Board of Health Rules & Regulations, section 5.4.001(3) (adopted November 20, 2000).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 The only reference to setbacks in the Billerica Board of Health Rules & Regulations states that the setbacks should be noted in subsurface sewage disposal system plans. Billerica Board of Health Rules & Regulations, section 5.4.001(3) (adopted November 20, 2000).

## Bolton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 25 Regulation 5 "Distance" says "no disposal facility or water supply shall be closer than the distances states to the components listed in the following table." The mandated distance between a soil absorption system and the property line is 25 feet. From the Bolton Board of Health, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 5 (Adopted 1977, Amended 2001)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** Regulation 5 "Distance" says "no disposal facility or water supply shall be closer than the distances states to the components listed in the following table."

The mandated distance between a soil absorption system and a bordering vegetated wetland and surface water of any type is 100 feet, unless the soil has a percolation rate of 2 minutes or less, in which case the setback is increased to 150 ft. From the Bolton Board of Health, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 5 (Adopted 1977, Amended 2001).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** Regulation 5 "Distance" says "no disposal facility or water supply shall be closer than the distances states to the components listed in the following table."

The mandated distance between a soil absorption system and private water supply, irrigation well, or suction line is 100 feet, unless the soil has a percolation rate of 2 minutes or less, in which case the setback is increased to 150 ft. From the Bolton Board of Health, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 5 (Adopted 1977, Amended 2001).

## Boxborough

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**20** "No part of a septic system shall be constructed within 20 ft. of any property line." From Town of Boxborough Subsurface Disposal of Sewage Regulations, Section 6.5 (Adopted 10/18/00).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** Researcher found no reference to wetlands in the regulations; however, the town does prohibit any part of the septic system to be constructed within 100 ft. of a watercourse. On 11/16/04 the researcher confirmed with the health agent that the setback for a wetland was 100 feet.

"No part of a system, which includes fill for breakout grading purposes, shall be constructed within 100 ft. of any watercourse." From Town of Boxborough Subsurface Disposal of Sewage Regulations, Section 6.3 (Adopted 10/18/00).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** "No part of a system (sewer lines, tanks, leaching area, pump chambers, etc. shall be constructed within 100 ft. of any existing or proposed water supply well or within 50 ft. of any existing or proposed heat pump well. The restrictions stated in this subsection do no[sic]apply to wells that are abandoned and plugged, sealed, back filled or otherwise rendered permanently unusable. An offset of 50 ft. (minimum) shall be maintained from an 'irrigation' or other non-potable supply to any SAS." From Town of Boxborough Subsurface Disposal of Sewage Regulations, Section 6.4 (Adopted 10/18/00).

## Boxford

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference to setback requirement of a soil absorption system from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** "201-9. Setback requirements: Supplemental to 310 CMR 15.03(7), as amended.  
"B. The leaching facility or soil absorption system of a subsurface sanitary sewage disposal system shall be set back 100 feet from any wetland resource area.  
"E. No leaching facility in those cases where the percolation rate is less than five minutes per inch shall be installed within 150 feet of a wetland resource area [Amendment effective 3-1-1995]."  
Boxford Code, Chapter 201, Subsurface Sanitary Systems, Article V, Section 201-9B,E (effective 3/1/1995).

Thus, the researcher determined that Boxford requires a setback of the soil absorption system from bordering vegetated wetlands of 100 feet, unless the percolation rate of the property is less than 5 minutes per inch, in which case this setback requirement is increased to 150 feet.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** Researcher found one reference to a minimum required setback of the soil absorption system from private wells, which applies only to areas where the percolation rate is less than 5 minutes per inch:  
  
"201-9. Setback requirements: Supplemental to 310 CMR 15.03(7), as amended.  
"D. Private water supplies. No leaching facility in those cases where the percolation rate is less than five minutes per inch shall be installed within 150 feet of a well used as a potable water supply." Boxford Code, Chapter 201, Subsurface Sanitary Systems, Article V, Section 201-9D (effective 3/1/1995).

## Boylston

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 20** The town of Boylston requires different setback distances depending on whether it is the front (25 feet) or all other property lines (20 feet).  
From Section II, 10, "[o]ffsets to property lot lines for the soil absorption system (SAS) for new construction shall be a minimum of 25 feet from the front property line and 20 feet from all other property lines."  
  
(Town of Boylston Massachusetts Board of Health Rules and Regulations, Amended 2003)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** From Section II, 9, "[t]he leaching area shall be a minimum of 100 feet from any open water, brook, stream, intermittent stream, or other wetland resource."  
  
(Town of Boylston Massachusetts Board of Health Rules and Regulations, Amended 2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** From Section IX (B.3), "[a]ll wells, semi-public or private water supplies shall be located at least 25 feet from any street and 100 feet from any cesspool or septic leaching system in the vicinity, and other distances as required per the State Sanitary Code, Title V, Regulation 3.2 or any applicable regulations of any successor Agency."  
  
The town of Boylston requires a 100 foot setback distance. From Section II, 9, "[t]he leaching area shall be a minimum of 100 feet from any open water, brook, stream, intermittent stream, or other wetland resource."  
  
(Town of Boylston Massachusetts Board of Health Rules and Regulations, Amended 2003)

## Bridgewater

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**



10 No reference in the Bridgewater regulations to a setback required between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

75 "No subsurface disposal system for single or two family dwellings shall be constructed within 75 ft of any wetlands or previously filled wetlands or vegetative wetland area. No subsurface disposal system for commercial, industrial or multiple dwellings containing more than two units shall be constructed within 100 foot of any wetland or previously filled wetlands or vegetative wetland area." From The Town of Bridgewater's Wastewater Rules and Regulations, Design Requirements, no.6 (Adopted 1989)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

150 "No subsurface disposal system shall be allowed to be constructed within 150 ft of any private groundwater supply or known source of surface water supply or tributary body of water leading to a water supply." From The Town of Bridgewater's Wastewater Rules and Regulations, Design Requirements, no.5 (Adopted 1989)

## Canton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No mention of setbacks in the health regulations.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No mention of setbacks in the health regulations.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No mention of setbacks in the health regulations.

## Carlisle

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference to setback distance of the soil absorption system from the property line in the Town of Carlisle Supplementary Regulations.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 According to the Town of Carlisle Supplementary Regulations for Sewage Disposal Systems, Section 15.211, (adopted 12/1/83, effective with amendments 7/1/98):  
"15.211 Distances  
The required separation between a soil absorption system, septic tank, or pump chamber and Bordering Vegetated Wetlands, watercourse or well is one hundred (100) feet."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** According to the Town of Carlisle Supplementary Regulations for Sewage Disposal Systems, Section 15.211, (adopted 12/1/83, effective with amendments 7/1/98):  
"15.211 Distances  
The required separation between a soil absorption system, septic tank, or pump chamber and Bordering Vegetated Wetlands, watercourse or well is one hundred (100) feet."  
  
This distance is the same as the state requirement for setbacks from private wells.

## Carver

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Carver regulations to a required setback between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50** From Supplement to Regulation 310 CMR 15.211, "[a]ll leaching shall be located a minimum of 50 feet from all water courses, streams, ponds, swamps, open and submerged surface drains, catch basins, manholes, leaching catch basins and dry wells."  
  
(Carver Board of Health Title V Supplemental Regulations)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 150** No reference in the Carver regulations to a required setback between soil absorption systems and private wells.  
  
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Survey received from Carver on 5/3/05 (completed by Robert Tinkham, Jr.):  
  
What is the setback required between a soil absorption system and a private well?  
  
"150"

## Chelmsford

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Chelmsford Regulations to a setback between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 75** 75, or 100 if in "groundwater protection zone"  
  
"D. Distances of leaching areas from wells shall be 100 feet. All other watercourses shall be 75 feet (all uses)... As used in this subsection, "watercourse" shall mean any natural or man-made stream, pond, lake, wetland, coastal wetland, swamp or other body of water and shall include wet meadows, marshes, swamps, bogs and areas where groundwater, flowing or standing surface water or ice provided a significant part of the supporting substrate for a plant community for at least five months of the year." Town of Chelmsford General Provisions, Chapter 200, Article VI, Board of Health, Subsurface Sewage and Wastewater Disposal, Groundwater Protection, Section 201-24 (D) (applicable as amended 4/3/95).

Researcher also found an additional modification to the state setback requirement for soil absorption systems from bordering vegetated wetlands in the Town of Chelmsford General Provisions, Chapter 200, Article VII. The following provision applies only to those lands in Chelmsford that have been included in the Groundwater Protection Zone as created in Chapter 200, Article VII, Section 201-27:

201-28. Modification of Existing Regulations

Article VI, Subsurface Sewage and Wastewater Disposal, of this chapter is hereby modified in the following way:

"A. Increase distance from wetland to 100 feet across the board (In this Zone)."

Town of Chelmsford General Provisions, Chapter 200, Article VII, Board of Health, Groundwater Protection Zone, Section 201-28(A) (applicable as amended 4/3/95).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**150** Researcher found that the setback required of the soil absorption system from private wells in Chelmsford is the same as the state due to the following provision:

"D. Distances of leaching areas from wells shall be 100 feet."

Town of Chelmsford General Provisions, Chapter 200, Article VI, Board of Health, Subsurface Sewage and Wastewater Disposal, Groundwater Protection, Section 201-24(D) (applicable as amended 4/3/95).

However, researcher found that this distance is increase in areas that are part of the Chelmsford "groundwater protection zone," according to the following provisions:

"201-30 Well Regulations and Setbacks from System

"A. A private well (In the Zone) must be a minimum of 150 feet from any system unless it is an artesian well.

"B. Any installation of a septic system in the zone must be 150 feet from any well unless it is proven to be artesian ((then it is 100 feet).

"C. Distance between (any type of well) well and system in the zone must be 150 feet if soils are <3 minutes per inch per percolation rate."

Town of Chelmsford, General Provisions Chapter 200, Article VII, Board of Health, Groundwater Protection Zone, Section 201-30 (A-C) (applicable as amended 4/3/95).

## Cohasset

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Cohasset Regulations to a setback requirement of the soil absorption system from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Cohasset Regulations to a setback requirement of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Cohasset Regulations to a setback requirement of the soil absorption system from private wells.

## Concord

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Concord regulations to a setback requirement from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

75 The Concord regulations require a setback of 75 feet for leaching areas from "wetland resources as defined by 310 CMR 10.000, if system serves a 1- or 2-family dwelling." The researcher also found that the Concord regulations require a setback of 100 feet for the leaching area from "wetland resources as defined by 310 CMR 10.000, if system serves other than a 1- or 2- family dwelling." Concord Board of Health, CBHR 3.00: On-Site Disposal Systems, Section 3.42(F)(Table 4) (adopted 2/17/04).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Concord Regulations to the setback distance requirement of the soil absorption system from private wells.

## Douglas

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

15 From Section I, E.2, "[f]or new construction the system components will be located within fifteen (15) feet of the property corners, and all proposed structures including house, well, and system components, the system must be staked out by a Commonwealth of Massachusetts Registered Professional Land Surveyor prior to any construction on site."

(Town of Douglas Board of Health Title 5 Amendments, Adopted 1999, Amended 2002)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 From Section I, C.17, "[n]o soil absorption system shall be placed closer than 50 feet to any wetlands in accordance with Title 5 of the State Sanitary Code."

However, there is an additional requirement regarding this distance if a watercourse or wetland is a tributary to a Town well. From Section I, J.1, "[n]o disposal facility shall be closer than one hundred feet (100') to watercourses or wetlands that are tributaries to Town wells."

(Town of Douglas Board of Health Title V Amendments, Adopted 1999, Amended 2002)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Douglas regulations to a required setback between soil absorption systems and private wells.

However, the Title V amendments do require indication on plans of wells within 200 feet of a proposed system. From Section I, C.19, "[t]he location of all wells and water supplies within two hundred (200) feet of the proposed system shall be shown or a statement of certification that none are known to exist within two hundred (200) feet of the leach area."

(Town of Douglas Board of Health Title 5 Amendments, Adopted 1999, Amended 2002)

## Dover

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**20** According to Diane Fielding, Administrative Assistant with the Dover Board of Health with whom the researcher spoke on 6/17/04, the required setback from the property line for a soil absorption system is 20 feet.  
However, researcher found no provision in the Dover regulations that indicated this setback requirement.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Dover Regulations to a setback requirement of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference to a setback requirement of the soil absorption system from private wells.

## Dracut

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** Representative of the Board of Health said (10/13/04) that they only enforce one regulation that supplements Title 5 -- the setback from wetlands.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** "All septic systems must be 100 feet away from any wetlands." From Town of Dracut Septic Bylaws. Minimum Requirements, no.2.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** Representative of the Board of Health said (10/13/04) that they only enforce one regulation that supplements Title 5 -- the setback from wetlands.

## Dunstable

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Dunstable regulations to a required setback between soil absorption systems and property lines.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Dunstable regulations to a required setback between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Dunstable regulations to a required setback between soil absorption systems and private wells.

## Duxbury

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 The language in Duxbury Supplementary Rules and Regulations at section 1.10 is identical to Minimum Setback Distances language of Title 5 at 15.211: "All systems must conform to the minimum setback distance for septic tank and soil absorptions systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied."

However, the Duxbury Supplemental Rules and Regulations set out only 3 minimum setback distances (for (a) BVW, saltmarshes, inland and coastal banks, Soil Absorption System must be set back 150'; (b) Private Water Supply Well or Suction line, Soil Absorption System must be set back 150'; and (c) Irrigation Well, Septic Tank must be set back 50', and Soil Absorption System must be set back 100'). Town of Duxbury, Supplementary Rules and Regulations to the State Environmental Code, Section 1.10 (1) (Effective July 1, 2000).

Because the Duxbury Supplementary Rules and Regulations do not mention a specific setback for Soil Absorption Systems from the property line, the researcher assumes that this setback in Duxbury is the same as the state.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

150 From Town of Duxbury, Supplementary Rules and Regulations to the State Environmental Code, Section 1.10 (1)(a)(Effective July 1, 2000) researcher found that setback distance required from BVW to the soil absorption system is 150':

"(1) All systems must conform to the minimum setback distance for septic tank and soil absorption systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied.

Septic Tank Soil Absorption System

(a)Bordering Vegetated Wetlands (BVW), Salt Marshes, Inland and Coastal Banks 150"

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

150 From Town of Duxbury, Supplementary Rules and Regulations to the State Environmental Code, Section 1.10 (1)(b)(Effective July 1, 2000):

"(1) All systems must conform to the minimum setback distance for septic tank and soil absorption systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied.

Septic Tank Soil Absorption System

(b)Private Water Supply Well or Suction Line 150' "

## Easton

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Easton Regulations to a setback requirement of the soil absorption system from the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

50 No reference in the Easton Regulations to a setback requirement of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Easton Regulations to a setback requirement of the soil absorption system from private wells.

## Essex

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Essex regulations to a setback requirement of a soil absorption system from the property line. In the Essex Board of Health Septic System Design Plan Review Checklist, the distance between a soil absorption system and a property line is 10 feet (Amended 1999).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Essex Regulations to a setback requirement of a soil absorption system from bordering vegetated wetlands. In the Essex Board of Health Septic System Design Plan Review Checklist, the distance between a soil absorption system and wetlands is 50 feet (Amended 1999).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Essex Regulations of a setback requirement of the soil absorption system from private wells. In the Essex Board of Health Septic System Design Plan Review Checklist, the distance between a soil absorption system and private wells is 100 feet (Amended 1999).

## Foxborough

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 The Foxborough Regulations require a setback distance of 10 feet of the soil absorption system from the property line, which is the same as the state. Foxborough Board of Health Septic System Regulations, Section 13.03 (7).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

150 The Foxborough regulations increase the minimum setback requirement of the "leaching area" from "watercourses, etc." to 150 feet. Town of Foxborough Board of Health, Septic System Regulations, Section 13.03:(7), (undated).

On 10/27/04 the researcher called the Board of Health, and the secretary confirmed that "watercourses, etc." includes any wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

150 The Foxborough regulations increase the minimum setback requirement of the "leaching area" from "surface water, supplies, etc." to 150 feet. Town of Foxborough Board of Health, Septic System Regulations, Section 13.03:(7), (undated).

## Georgetown

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Georgetown regulations to a required setback between soil absorption systems and property lines.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

100 "The leaching facility may be no closer than one hundred (100) feet from any other pond, river, stream, wetland, drainage ditch or other watercourse defined in Wetlands Protection Act, 310 CMR 10.0, or to any other man-made stream, pond or lake." From the Georgetown Bylaws Chapter 462, Sewage Disposal, Section 8 (A) (Adopted 1974, Amended 1999).

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 No reference in the Georgetown regulations to a required setback between soil absorption systems and private wells.

## Gloucester

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Gloucester regulations to a required setback between soil absorption systems and property lines.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

400 Setback Directives are listed in Table 1 of the Gloucester Onsite Septic Regulations. If a resource is a "[w]ater [s]upply, [w]ater [s]upply [t]ributary, or [b]ordering [v]egetated [w]etland thereto," the septic system and leach facility must be setback 400 feet. Coastal resources are given a 200 ft setback, while non-bordering freshwater resources are given a setback of 100 ft.

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

150 Setback Directives are listed in Table 1 of the Gloucester Onsite Septic Regulations. The septic system and leach facility must be setback 150 feet from potable water wells.

## Grafton

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)



10 No reference in the Grafton regulations to a required setback between soil absorption systems and property lines.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 On 12/6/04, the researcher confirmed with the BOH via phone that the setback between a wetland and a soil absorption system is generally 50 feet. However, since work within a 100 feet of a wetland must obtain a permit, the setback can be increased at the Conservation Commission's discretion.

"(7.) All septic design plans will show the location of all wetlands, watercourses, waterbodies and floodplains and if there are none, the plan shall state such. No Permit for designs within these above protected areas will be issued until the Grafton Conservation Commission issues their decision with a copy to the Board."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 On 12/6/04, the researcher confirmed with the BOH via phone that the setback between a well and soil absorption system is the same as the state.

## Groton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

20 From SECTION I – REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL, E.Distance Requirements,  
"7.A minimum of twenty (20) feet must be available between any property line and the entire exterior perimeter of any proposed leach areas.  
8.The distances required by Title 5 and the Groton Board of Health are minimum distances and may be increased if, in the opinion of the Board or its agent, such an increase is required to protect the environment or the public health."

(Town of Groton Sewage Disposal Requirements, Adopted 2001, Amended 2003)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 From SECTION I – REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL, E.Distance Requirements,  
"1.Leaching facilities (including the proposed expansion area) must be located at least one hundred (100) feet from any wetland, water course, wetland vegetation, seasonal streams and drainage ditches...  
8.The distances required by Title 5 and the Groton Board of Health are minimum distances and may be increased if, in the opinion of the Board or its agent, such an increase is required to protect the environment or the public health."

(Town of Groton Sewage Disposal Requirements, Adopted 2001, Amended 2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Groton regulations to a required setback between the soil absorption system and private wells.

## Groveland

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Groveland regulations to a required setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 The setback increases to 200 feet from a wetland for planned unit developments.

"All on site surface disposal systems shall be:

...

b) A minimum of 100 feet from a wetland, stream, pond, or lake.

c) A minimum of 200 feet from a wetland, stream, pond or lake, when a planned unit development is to be constructed."

From Groveland's Rules and Regulations for Sewage Disposal, Section III(10)(b-c) (Adopted 1997).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 "All on site surface disposal systems shall be:

a) A minimum of 100 feet from an existing B.O.H. authorized private well." From Groveland's Rules and Regulations for Sewage Disposal, Section III(10)(a) (Adopted 1997).

## Halifax

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 If the lot is on an area of 'soils of special concern' then the setback distance to the property line is increased to 50 feet. Otherwise, there was no reference to the distance of a soil absorption system to a property line, and thus, the researcher determined it to be the same as the state.

From Section 1.05 Soil Evaluation and Percolation Testing,

"(2) Any land on which a percolation test results in a perc rate from 31 to 60 minute will be considered 'Soils of Special Concern' and will be subject to the design criteria spelled out in section 1.06 (7) Design Criteria for Soils of Special Concern."

In 1.06, (8)(c) there is a table depicting setback distances. Although not indicated, the researcher assumes the distances displayed are in feet. The distance listed between property line and soil absorption system is 50 [feet].

In 1.06, (8) (e),

"A 50 foot buffer strip of naturally occurring vegetation must be left between the edge of any septic system on 'Soils of Special Concern' and the property line if the system is within 100 feet of the property line. This buffer should not be altered in any way by such activities as but not limited to mowing, cutting or trimming. This buffer zone can be included in the 27,000 of open space required."

(Town of Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15,000, Adopted 2003)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 If the lot is on an area of 'soils of special concern' then the setback distance to the bordering vegetated wetlands is increased to 150 feet. Otherwise, there was no reference to the distance of a soil absorption system to bordering vegetated wetlands, and thus, the researcher determined it to be the same as the state.

From Section 1.05 Soil Evaluation and Percolation Testing,

"(2) Any land on which a percolation test results in a perc rate from 31 to 60 minute will be considered 'Soils of Special Concern' and will be subject to the design criteria spelled out in section 1.06 (7) Design Criteria for Soils of Special Concern."

In 1.06, (8)(c) there is a table depicting setback distances. Although not indicated, the researcher assumes the distances

displayed are in feet. The distance listed between bordering vegetated wetlands and soil absorption system is 150 [feet].

In 1.06, (8) (e),

"A 50 foot buffer strip of naturally occurring vegetation must be left between the edge of any septic system on 'Soils of Special Concern' and the property line if the system is within 100 feet of the property line. This buffer should not be altered in any way by such activities as but not limited to mowing, cutting or trimming. This buffer zone can be included in the 27,000 of open space required."

(Town of Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15,000, Adopted 2003)

#### **What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** If the lot is on an area of 'soils of special concern' then the setback distance to private water supply well or suction line is increased to 400 feet. Otherwise, there was no reference to the distance of a soil absorption system to private water supply well or suction line, and thus, the researcher determined it to be the same as the state.

From Section 1.05 Soil Evaluation and Percolation Testing,

"(2) Any land on which a percolation test results in a perc rate from 31 to 60 minute will be considered 'Soils of Special Concern' and will be subject to the design criteria spelled out in section 1.06 (7) Design Criteria for Soils of Special Concern."

In 1.06, (8)(c) there is a table depicting setback distances. Although not indicated, the researcher assumes the distances displayed are in feet. The distance listed between bordering vegetated wetlands and private water supply well or suction line is 400 [feet].

In 1.06, (8) (e),

"A 50 foot buffer strip of naturally occurring vegetation must be left between the edge of any septic system on 'Soils of Special Concern' and the property line if the system is within 100 feet of the property line. This buffer should not be altered in any way by such activities as but not limited to mowing, cutting or trimming. This buffer zone can be included in the 27,000 of open space required."

(Town of Halifax Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15,000, Adopted 2003)

## Hanover

#### **What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Hanover regulations to a setback requirement of the soil absorption system from the property line.

#### **What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** The Hanover Regulations state the following regarding this setback:

"No subsurface disposal system shall be constructed within one hundred (100) feet of wetlands or vegetative wetland area... Detention or retention ponds shall be considered wetlands unless determined otherwise by the Hanover Conservation Commission." Rules and Regulations, Disposal of Wastewater in the Town of Hanover, Massachusetts, Section "Design Requirements" (3) (adopted 11/30/98, effective 1/1/99).

#### **What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**150** The Hanover regulations state the following regarding this setback: "No subsurface disposal system shall be constructed within...one hundred fifty (150) feet of a private drinking water supply." Rules and Regulations, Disposal of Wastewater in the Town of Hanover, Massachusetts, Section "Design Requirements" (3) (adopted 11/30/98, effective 1/1/99).

## Hanson

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 The regulations only cover what needs to be presented in submitted plans.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 The regulations only cover what needs to be presented in submitted plans.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 The regulations only cover what needs to be presented in submitted plans.

## Harvard

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Harvard regulations to a required setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 "A sewage disposal system shall not be installed within 100 feet of any watercourse (streams, brooks, rivers, ponds, or wetlands). From Harvard Board of Health Regulations, Article 1, 145-1 (A) (Adopted 1974, Amended 1987).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 "Wells must be 100 feet from the nearest portions of the sewage disposal system" From Harvard Board of Health Regulations, Article 1, 145-1 (H) (Adopted 1974, Amended 1987).

## Haverhill

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 From the table in Section 15.03 (Adopted 1987):  
The required distance for a leaching facility to the property line is 10 feet.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Haverhill regulations to a setback required between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** From the table in Section 15.03(Adopted 1987):  
The required distance for a leaching facility to a well or suction line is 100 feet.

## Hingham

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** According to Bruce Capman, the setback between a soil absorption system and the property line is the same as the state.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** "No Sewage Disposal System or Plant shall be constructed within one hundred (100) feet of the normal annual high water level of any great pond, brook, river, swamp, or of a wetland as defined by Massachusetts General Law Chapter 131, Section 40 or the Town of Hingham Wetlands Protection By-Law, or of any mean spring tidal level in coastal areas all as reasonably determined by the Board."  
  
Town of Hingham Board of Health Supplementary Rules and Regulations for the Disposal of Sanitary Sewage, Section VI(5) (effective 10/15/98)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 250** "6. No Sewage Disposal System or Plant shall be constructed within four hundred (400) feet of a public water supply well or wellfield, as defined in the Massachusetts drinking water regulations, 310 CMR 22.02 or surface water supply as defined herein or within two-hundred and fifty (250) feet of any private potable well or one hundred (100) feet of any private nonpotable well or tributary to a Surface Water Supply including surface and subsurface Drain or within one hundred and seventy-five (175) feet of any Protected Water body."  
  
"4. No Sewage Disposal System shall be located on the same Lot as a private well intended as the water supply for the Structure if the square footage of the Lot is less than 40,000 square feet." Section VI(4)."  
  
Town of Hingham Board of Health Supplementary Rules and Regulations for the Disposal of Sanitary Sewage, Section VI

## Holliston

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference to the setback distance between a soil absorption system and the property line in the Title V amendments.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50** From Section VI. Specification for Systems, 7. Minimum Setback Distances and Vertical Clearance, "No sewage disposal system leaching area for a single dwelling or multiple dwelling or facility having a design flow of 1000 gallons per day or less shall be constructed within 75 feet of any watercourse, pond, stream, brook, river, swamp or marsh. The distance shall be 100 feet for a single or multiple dwelling or for any other facility having a design flow of greater than 1000 gallons per day. The minimum setback from bordering vegetated wetlands shall be 50 feet.  
  
Such distances are considered minimum and may be increased for multiple dwellings or higher volume sewage discharges."  
  
(Holliston BOH OSDS Regulations, Adopted 1997)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference to the setback distance between a soil absorption system and private wells in the Title V amendments.

## Hopedale

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** The Board of Health (11/30/04) indicated that the only local requirement for septic systems related to filters.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** The Board of Health (11/30/04) indicated that the only local requirement for septic systems related to filters.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** The Board of Health (11/30/04) indicated that the only local requirement for septic systems related to filters.

## Hopkinton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Hopkinton Sewage Disposal Regulations to a setback requirement of the soil absorption system from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Hopkinton Sewage Disposal Regulations to a setback requirement of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Hopkinton Sewage Disposal Regulations to a setback requirement of the soil absorption system from private wells. The Hopkinton well regulations online also state that the setback is 100 feet.

## Ipswich

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Ipswich regulations to a required setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 "A minimum distance of 100 lateral feet shall intervene between the leaching area and any wetland as defined in 310 CMR 10.00, Wetlands Protection Act, and the Ipswich Wetland Protection Bylaw."  
From Ipswich's Supplements to Title V, Section 2.1 (Adopted 2002).

"Individual subsurface sewage disposal systems will not be allowed to be located within 150 feet of the ACEC in Ipswich. The ACEC is defined as the "Parker River/Essex Bay Area of Critical Environmental Concern" and shall include that portion of the state approved Parker River/Essex Bay ACEC identified in the publication entitled Coastal Areas of Critical Environmental Concern prepared by the Massachusetts Coastal Zone Management Office, revised August 1989, and as further shown on a map entitled Parker River/Essex Bay, Area of Critical Environmental Concern, scale 1" = ¼ mile, prepared by the Office of Coastal Zone Management as an enlarged composite of four maps from the United States Geological Service." From Ipswich's Supplements to Title V, Section 2.3 (Adopted 2002).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Ipswich regulations to a required setback between soil absorption systems and private wells.

## Kingston

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

15 Under the heading, "[l]ocation of the disposal facilities shall be such as to provide no less than the following minimum distances," the setback listed between a septic system and a property line is 15 ft. From the Town of Kingston Board of Health Rules and Regulations Supplement to Title V, page 5 (Revised 2002).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 On 11/9/04 the Board of Health (781-585-0503) confirmed that the setback between a soil absorption system and a bordering vegetated wetland is 50 feet.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

125 Under the heading, "well distances," the setback between a well and a subsurface sewage disposal facility is listed as 125 feet. From the Town of Kingston Board of Health Rules and Regulations for Private Water Supply, page 10 (Revised 2002).

## Lakeville

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 From Regulations for Cesspools, Septic Tanks, Vault Privies and Public Sewers, Section 6, "[a]ll sewage disposal works hereafter constructed or installed shall be approved material and design and contain a minimum of 150 square feet of leaching area, and unless otherwise specified by the Board of Health, shall be located not less than twenty (20) feet from any dwelling, not less than twenty-five (25) feet from any stream, not less than ten (10) feet from line of adjoining lot; all measurements being taken from the nearest portion of the sewage disposal works."

(Lakeville Board of Health Regulations, Adopted 1987)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Lakeville regulations to setbacks between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** From Regulations for Cesspools, Septic Tanks, Vault Privies and Public Sewers, Section 13, "[n]o sewage disposal works shall be established within 100 feet of any well used as a source of water supply."  
(Lakeville Board of Health Regulations, Adopted 1987)

## Lancaster

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** In Section 6 System Design Criteria, part 6.2 displays a table in which the "locations of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distances stated."  
The distance given for a septic tank and leaching works to the property line is 10 feet.  
(Regulations of the Lancaster Board of Health, Adopted 1999)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** In Section 6 System Design Criteria, part 6.2 displays a table in which the "locations of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distances stated."  
The distance given for a septic tank and leaching works to wetland and bordering vegetated wetland and surface water of any type as defined in Title 5, 15.002 is 100 feet.  
(Regulations of the Lancaster Board of Health, Adopted 1999)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** In Section 6 System Design Criteria, part 6.2 displays a table in which the "locations of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distances stated."  
The distance given for a septic tank and leaching works to well or suction line is 100 feet. In soils with a percolation test of 2 minutes per inch or less, this distance to wells is increased to 150 feet.  
(Regulations of the Lancaster Board of Health, Adopted 1999)

## Leicester

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Leicester regulations to setbacks between soil absorption systems and the property line.



**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Leicester regulations to setbacks between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 From amendment 6, "[n]o permit shall be issued for the installation of a septic system that would place the septic system within 100 feet of a proposed well that has been approved and for which a well permit has been issued."  
(Leicester Board of Health Title 5 Amendments, Amended 1991)

## Leominster

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Leominster regulations to required setbacks between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Leominster regulations to required setbacks between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Leominster regulations to required setbacks between soil absorption systems and private wells.

## Lexington

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Lexington regulations to a setback requirement between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Lexington regulations to a required setback between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

150 CODE OF THE TOWN OF LEXINGTON, MASSACHUSETTS, v5 Updated 10-5-2004  
PART III REGULATIONS  
Chapter 155, HEALTH, BOARD OF  
ARTICLE X, Private Wells [Adopted 11-18-1998]  
§ 155-74. Private well locations.  
  
§ 155-74. Private well locations.

A. The following minimum distances are required:

- (1) Property line: must comply with the town's most recent setback requirements.
- (2) Public or private way: 25 feet from the edge of the road layout.
- (3) Driveway: 25 feet from any traveled surface.
- (4) Utility rights-of-way: 50 feet but should be maximized.
- (5) Septic tank: 75 feet.
- (6) Septic system leaching: 150 feet.
- (7) Septic distribution box: 75 feet.
- (8) Building sewer: 50 feet.
- (9) Subsurface drains: 25 feet, but should be maximized.

B. Where, in the opinion of the Board of Health, hazardous conditions exist, the above distances may be increased.

C. Whenever possible, the well should be located up the groundwater gradient from sources of pollution. The Board of Health reserves the right to ban any well that may contaminate a water supply.

## Lincoln

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No change to the title 5 requirements on setbacks from property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** The Town of Lincoln's Board of Health, Supplementary Health Regulations, Section 15.211 amends the state Title 5 regulation subsection 1 by inserting the word "watercourse" and changing certain dimensional requirements to read as follows: "all components of a subsurface sewage disposal system shall be constructed a minimum of 100' from any surface waters, bordering vegetated wetland, inland bank, watercourse, certified vernal pool."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference to setbacks from private wells in Lincoln regulations.

## Littleton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**20** A table in the Littleton Regulations requires a setback of 20 feet for the soil absorption system from the property line. The Town of Littleton Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 6 (applicable as revised 8/11/03)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** A table in the Littleton Regulations that requires a setback of 100 feet for the soil absorption system from bordering vegetated wetlands. The Town of Littleton Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 6 (applicable as revised 8/11/03)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** A table in the Littleton regulations requires a setback of 100 feet for the soil absorption system from private wells. The Town of Littleton Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Regulation 6 (applicable as revised 8/11/03)

However, at Regulation 6(7), the Regulations additionally require that "a leaching facility in soils with a percolation rate of 2 minutes per inch or less must be 150 feet minimum from a private water supply."

## Lunenburg

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Lunenburg regulations to a required setback between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** From Article IV: Sewage Disposal, Section 2, "All soil absorption systems constructed hereafter, unless otherwise specified by the Board of Health, shall not be located less than one hundred (100') feet from any water course (streams, brooks, rivers, ponds) or bordering vegetative wetland (see Title 5, 301 CMR 15.211). Furthermore no wetlands shall be altered or displaced in order to meet the requirements of the Lunenburg Board of Health Regulations."

(Town of Lunenburg Board of Health Regulations, Adopted 1921, Amended 2002)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Lunenburg regulations to required setback between a soil absorption system and a private well.

## Manchester-by-the-Sea

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference to the setback distance between a soil absorption system and the property line in the Title V amendments.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** From Section 4. Septic System Plan Requirements, 4.5 Distances, "No septic tank or leaching facility shall be constructed within 100 feet of wetland resource areas of the Town of Manchester, as listed in Section 2.1 of the Town of Manchester General Wetlands By-Law or as defined in 310 CMR 10.00."

(Manchester-By-The-Sea Board of Health, Policies, Procedures and Local Addendum to Title V)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference to the setback distance between a soil absorption system and private wells in the Title V amendments.

## Mansfield

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Mansfield regulations to a setbacks.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Mansfield regulations to setbacks.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Mansfield regulations to setbacks.

## Marshfield

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

20 "3.71 Distances

No disposal facilities shall be closer than the distances stated to the components listed in the following table. The distance shall be increased where required by conditions peculiar to a location.

Component	Septic Tank	Reserve Area	Leaching Facility	Building Sewer	Privy
-----------	-------------	--------------	-------------------	----------------	-------

Well or suction line	50	----	200	(3)	200
----------------------	----	------	-----	-----	-----

Water supply line (pressure)	(b)	----	(b)	(b)	(b)
------------------------------	-----	------	-----	-----	-----

Property line	10	----	20	----	50
---------------	----	------	----	------	----

Dwelling	10	----	20	----	50
----------	----	------	----	------	----

Surface water supplies of tributaries to reservoirs including open and subsurface drains	200	----	200	200	200
--	-----	------	-----	-----	-----

watercourse, (see Title 5 75* definition)	100	100	75*	100	
---	-----	-----	-----	-----	--

Leaching catch basin or dry well or dry well	----	----	25	----	----
--	------	------	----	------	------

\* 100 feet from sewage disposal systems of a multiple dwelling."

From Marshfield Rules and Regulations for the Disposal of Sanitary Sewage, Section 3.7.1 (Adopted 1978, Amended 2000).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** The setback requirements do not include any provisions for bordering vegetated wetlands, but the Marshfield Board of Health (10/29/04) said that watercourses include wetlands. The conservation agent confirmed this statement.

"3.71 Distances

No disposal facilities shall be closer than the distances stated to the components listed in the following table. The distance shall be increased where required by conditions peculiar to a location.

Component	Septic Tank	Reserve Area	Leaching Facility	Building Sewer	Privy
-----------	-------------	--------------	-------------------	----------------	-------

Well or suction line	50	----	200	(3)	200
----------------------	----	------	-----	-----	-----

Water supply line (pressure)	(b)	----	(b)	(b)	(b)
------------------------------	-----	------	-----	-----	-----

Property line	10	----	20	----	50
---------------	----	------	----	------	----

Dwelling	10	----	20	----	50
----------	----	------	----	------	----

Surface water supplies of tributaries to reservoirs including open and subsurface drains	200	----	200	200	200
--	-----	------	-----	-----	-----

watercourse, (see Title 5 75* definition)	100	100	75*	100	
---	-----	-----	-----	-----	--

Leaching catch basin or dry well or dry well	----	----	25	----	----
--	------	------	----	------	------

\* 100 feet from sewage disposal systems of a multiple dwelling."

From Marshfield Rules and Regulations for the Disposal of Sanitary Sewage, Section 3.7.1 (Adopted 1978, Amended 2000).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**200** "3.71 Distances

No disposal facilities shall be closer than the distances stated to the components listed in the following table. The distance shall be increased where required by conditions peculiar to a location.

Component	Septic Tank	Reserve Area	Leaching Facility	Building Sewer	Privy
-----------	-------------	--------------	-------------------	----------------	-------

Well or suction line	50	----	200	(3)	200
----------------------	----	------	-----	-----	-----

Water supply line	(b)	----	(b)	(b)	(b)
-------------------	-----	------	-----	-----	-----

(pressure)					
Property line	10	----	20	----	50
Dwelling	10	----	20	----	50
Surface water supplies of tributaries to reservoirs including open and subsurface drains	200	----	200	200	200
watercourse, (see Title 5 75* definition)	100		100	75*	100
Leaching catch basin or dry well	----	----	25	----	----
or dry well					

\* 100 feet from sewage disposal systems of a multiple dwelling."

From Marshfield Rules and Regulations for the Disposal of Sanitary Sewage, Section 3.7.1 (Adopted 1978, Amended 2000).

## Medfield

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**10** No reference in the Medfield regulations to setbacks between the soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

**50** From Section 7. Minimum Setback Distances and Vertical Clearance, "No sewage disposal system leaching area for a single dwelling or multiple dwelling or facility having a design flow of 1000 gallons per day or less shall be constructed within 75 feet of any watercourse, pond, stream, brook, river, swamp, or marsh. The distance shall be 100 feet for a single or multiple dwelling or for any other facility having a design flow of greater than 1000 gallons per day. The minimum setback from bordering vegetated wetlands shall be 50 feet.

Such distances are considered minimum and may be increased for multiple dwellings or higher volume sewage discharges. Their distance shall be determined by the Board of Health on an individual basis, depending on the particular circumstances."

(Medfield BOH OSDS Regulations, Adopted 1995)

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

**100** No reference in the Medfield regulations to setback between a soil absorption system and private wells.

## Medway

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Medway Regulations to a setback requirement of the soil absorption system from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Medway regulations to a setback requirement of the soil absorption system from bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Medway regulations to a setback requirement of the soil absorption system from private wells.

## Merrimac

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Merrimac regulations to a setback between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 The regulations do not specifically mention bordering vegetated wetlands, and therefore the researcher assumed the setback distance would be the same as the state. However, from Section 11. Distances, "b)No septic tank shall be constructed within twenty-five feet (25') of any surface waters, and no soil absorption system shall be located within fifty feet (50') of any surface waters."

(Merrimac Subsurface Sewage Disposal Systems Regulations, Amended 2000)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Merrimac regulations to a setback between a soil absorption system and private wells.

## Middleborough

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Middleborough regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Middleborough regulations to a setback between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** The setback distance between a soil absorption system and private wells is only specified in special cases. From the regulations in Location of Well Sites, "[i]f the percolation rate is under 5 minutes per inch drop, the minimum acceptable distance for a well site shall be 200 feet from any subsurface sewage disposal area. Based upon the examination of the soil and estimate of the depth and slope of the water table, the Health Officer may grant a variance indicating a lesser distance, to not less than 100 feet, providing that the examination indicates that the installation of the said well will not endanger the health of any potential user."

(Middleborough Board of Health Regulations in Addition to Title V)

## Middleton

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**10** No reference in the Middleton Regulations to a setback between a soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

**100** "c) No portion of a Soil Absorption System shall be constructed:  
1. within 100 feet of wetland resource identified in 310 CMR 10.02 (1)(a-d), including: Any bank, freshwater wetland, coastal wetland, beach, dune, flat, marsh, or any swamp.  
2. within 100 feet of isolated wetland resources as described in a) above."  
Town of Middleton Rules and Regulations for On-Site Wastewater Disposal Systems, Section 2.06 (c)(1,2) (applicable as revised 4/5/00).

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

**100** The only reference in the Middleton Regulations to a setback requirement of a soil absorption system from private wells regards the placement of the well itself:

"2.08 Private On-Site Wells

a) Designers are encouraged to place on-site wells in a location so that the entire 100-foot protective well radius is within lot lines. An applicant must demonstrate to the Health Agent that his/or her well will not adversely affect neighbors ability to install a septic system or reserve area." Town of Middleton Rules and Regulations for On-Site Wastewater Disposal Systems, Section 2.08 (a) (applicable as revised 4/5/00).

## Millbury

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**10** No reference in the Millbury regulations to a required setback between a soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

**100** From Section K, Wetlands and Floodplains, (1), "[n]o disposal facility shall be closer than one hundred (100) feet to watercourses or wetlands."

(Town of Millbury Board of Health Title 5 Procedures, Adopted 1999)

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)



100 No reference in the Millbury regulations to a required setback between a soil absorption system and private wells.

## Millis

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

20 According to Millis Board of Health Subsurface Sewage Disposal Systems Regulations, Section 7(E)(effective 1995), "[s]eptic tanks must be no closer than fifteen (15) feet to any property line." Additionally, Millis Board of Health Subsurface Sewage Disposal Systems Regulations, Section 7(F)(effective 1995), states that "[l]eaching facilities must be no closer than twenty (20) feet from the boundary line."

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

50 No reference in the Millis regulations to setback from wetlands.

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 According to Millis Board of Health Subsurface Sewage Disposal Systems Regulations, Section 3(D)(effective 1995), a "[w]ell site must be at least fifty (50) feet from any part of the septic system."

## Natick

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

20 According to Roger Wade, Director of Public Health, (8/5/04) Natick requires a 20 foot distance between a soil absorption system and the property line. Variances are available on existing property.

The Natick Regulations state that "all subsurface sewage disposal works (leaching facilities) hereafter constructed or installed shall be of approved material and design and unless otherwise specified by the Board of Health shall be located... not less than twenty (20) feet from line of adjoining lot; all measurements being taken from the nearest portion of the sewage disposal works." Natick Board of Health Regulations, Chapter 5, Section 5 (November 9, 1992).

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

100 According to Roger Wade, Director of Public Health, (8/5/04) Natick requires a 100 foot distance between a soil absorption system and the bordering vegetated wetlands. He said that Natick has granted a variance twice because the case was made that the development would not be harmful. One variance was for 50' and the other was between 50-100'.

The Natick Regulations state that "all subsurface sewage disposal works (leaching facilities) hereafter constructed or installed shall be of approved material and design and unless otherwise specified by the Board of Health shall be located... not less than one hundred (100) feet from any stream, water-course, brook, body of water or wetlands...; all measurements being taken from the nearest portion of the sewage disposal works." Natick Board of Health Regulations, Chapter 5, Section 5 (November 9, 1992).

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

125 "No part of a subsurface sewage disposal system shall be nearer than 125 feet to a private well." Natick Board of Health Regulations, Chapter 5, Section 31 (November 9, 1992)

## Newbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Newbury regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Newbury regulations to a setback between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Newbury regulations to a setback between soil absorption systems and private wells.

## Norfolk

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference to setback distance of the soil absorption system from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

75 "No sewage disposal system leaching area shall be constructed within 75 feet of any watercourse, pond, stream, brook, river, swamp, marsh, or 50 feet from any wetland as defined in state regulation 310 CMR 10.00 - 10.99 of the Wetlands Protection Act." Norfolk Board of Health Regulations for the Siting, Construction, Inspection, Upgrade, Repair, and Expansion of On-Site Wastewater Disposal Systems, Section VII, Part 7 (adopted 2/11/97).

The Norfolk regulations also include the following:

"10. PERMIT IN LANDS BORDERING WETLANDS OR FLOOD PLAIN: The Board of Health shall not issue a permit for an on-site disposal system that requires any construction or filling or grading within 150 feet of any wetland area or floodway or 100 year flood boundary without written concurrence from the Conservation Commission that any such wetland line or floodway or flood boundary is correct as represented on the plan."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 The setback requirement of the soil absorption system from private wells is determined by the following table:

"Setback from private water supply wells shall be in accordance with the following:

The minimum setback from the well shall be determined by the soil percolation rate and the vertical clearance of the leaching area above the high ground water (HGW) as follows.

Distance from well (Feet)	Height above HGW (Feet)
---------------------------------	-------------------------------

Percolation Rate less than 5 min/inch	150	4
	125	5
	100	6

Percolation Rate 5 to 10 min/inch	125	4
	100	5

Percolation Rate Greater than 10 min/inch	100	4
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Norfolk Board of Health Regulations for the Siting, Construction, Inspection, Upgrade, Repair, and Expansion of On-Site Wastewater Disposal Systems, Section VII, Part 7 (adopted 2/11/97).

## North Andover

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**10** No reference in the North Andover regulations to change the setback requirement of a soil absorption system from the property line.

The North Andover Regulations do state that "distances may be increased where required by conditions specific to the location." Town of North Andover, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Section 5.02 (revised June 1997).

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

**100** A table appearing at Town of North Andover, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Section 5.02 (revised June 1997), increases the minimum setback requirement of the "leaching facility" from "watercourses or wetland" to 100 feet.

The North Andover Regulations also state that "distances may be increased where required by conditions specific to the location." Section 5.02.

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

**100** The researcher found that the table of setbacks at Town of North Andover, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Section 5.02 (revised June 1997), provides for a setback of 100 feet of a soil absorption system from private wells, which is the same as the state requirement.

The North Andover Regulations also state that "distances may be increased where required by conditions specific to the location." Section 5.02.

## North Attleborough

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

**10** No reference in the North Attleborough regulations to a setback between the soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

- 75 The setback from a wetlands is 75 ft for single-family dwellings and 100 ft for multi-family dwellings.
- "Distances from a sewage system to a wetland or great pond, swamp, brook, or tidal water; as defined in Chapter 151B, Section 1, of the General Laws:
- a. single dwelling – 75 ft.
  - b. multiple dwelling – 100 ft.
  - c. any facility with flow greater than 1000 gallons/day – 100 ft.
- Such Distances may are considered minimum and may be increased for multiple dwelling or higher volume sewage discharges. These distances shall be determined by the Board of Health on an individual basis, depending upon particular circumstances." Town of North Attleboro Rules and Regulations for Septic Systems & Cesspools, Section V (F), (Adopted 1998).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 "No sewage disposal system of a single dwelling shall be constructed within 100 feet of any known well, or other source of water supply or tributary, including storm drains, thereto." Town of North Attleboro Rules and Regulations for Septic Systems & Cesspools, Section V (F), (Adopted 1998).

## North Reading

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 No reference in the North Reading regulations to a setback from the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 75 "No subsurface sewage leaching system or septic tank shall be constructed within 75 feet in the case of a single or duplex dwelling, or 100 feet in the case of a commercial building, or of a multiple dwelling, as defined in Section one of Chapter 151 B, General Laws of Massachusetts, of the normal spring high water level of any great pond, pond, stream, brook, river surface or subsurface drain, swamp, or wetland or any mean high water for tidal water." The North Reading Board of Health Local Regulations, Sewage Disposal Installations, "Subsurface Sewage Disposal Regulation" (effective 10/2/75).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 No reference in the North Reading regulations to a setback requirement of a soil absorption system from private wells.

## Northbridge

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 No reference in the Northbridge regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100 From Section C.17, "[n]o soil absorption system shall be placed closer than 100 feet to any wetlands, watercourse or any other watercourse. The Title 5 definition of watercourse shall apply."
- (Town of Northbridge Code of Regulations - Sewage Disposal, Amended 1999)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Northbridge regulations to a required setback between the soil absorption system and private wells.

## Norton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

25 From the table in section 5.7 outlining the setbacks from a sewage disposal systems:  
"Property line.....25 ft."

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 "Any sewage disposal leaching system constructed within the water resources protection district shall be at least one-hundred (100) feet from any water source, including streams, ponds, open drains, and vegetated wetlands."  
  
From Norton Rules and Regulations of the Board of Health, Section 3.7 (Revised 2002).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 "The following minimum lateral distances [from a potable or non-potable water well] shall apply to common sources of contamination listed:  
  
Subsurface disposal field (Where soil is greater than or equal to 5 minutes per inch).....100 feet  
Subsurface disposal field (Where soil is less than 5 minutes per inch) .....100 ft"  
  
From Norton Rules and Regulations of the Board of Health, Section 5.7 (Revised 2002).

## Norwell

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference to setback distance of a soil absorption system from the property line in the Norwell regulations.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 The following provision in the Norfolk Regulations increases this required setback distance:  
  
"7.Wetland Setback Distances  
"The minimum setback distance of a soil absorption system from a wetland will be 100 feet for each soil absorption systems (SAS). Septic tanks and all components of the system including the distribution pipes will be 50 feet.  
  
"The bordering vegetated wetland line must be established through the Norwell Conservation Commission. A letter from the commission must accompany the submission."  
  
The regulations are titled the "Town of Norwell Board of Health Rules and Regulations, Sanitary Disposal of Sewage, Management of Private Water Supplies, & Floor Drainage Regulations, Part 2, Section 7 (adopted 8/13/73, effective with amendments and revisions 1/1/04).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** From Part 3: Private Water Supply Regulations, Section 8. Well location, "[i]n no case shall a variance for new construction be granted to allow the private drinking water well to be located less than 100 feet from the leaching facility or reserve area."  
  
(Town of Norwell Board of Health Rules and Regulations, Sanitary Disposal of Sewage Management of Private Water Supplies & Floor Drain Regulations)

**Pembroke**

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** "(1) All systems must conform to the minimum setback distance for septic tanks and soil absorption systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied.

	Soil Absorption System
Property Line	10
Cellar Wall or Swimming Pool	20
Slab Foundation Water Supply Line(Pressure)	10(1)
Surface Waters(except wetlands)	75
Bordering Vegetated Wetlands, Salt Marshes, Inland and Coastal Banks	75(5)
Surface Water Supply Reservoirs and Impoundments	400
Tributaries to Surface Water Supplies	200
Wetlands bordering Surface Water Supply or Tributaries thereto	100
Certified Vernal Pools	100(2)
Private Water Supply Well or Suction Line	100
Public Water Supply Well	(2)
Irrigation Well	50
Open, Surface or Subsurface Drains which discharge to Surface Water Supplies or Tributaries thereto	100
Other Open, Surface or Sub-surface Drains (excluding foundation drains) which intercept seasonal high groundwater table	50
Other Open, Surface or Sub-Surface Drains (excluding foundation drains)	10
Leaching Catch Basins/Dry Wells	25
Downhill Slope	15(4)

- (1) Disposal facilities shall also be at least 18 inches below water supply lines. Wherever sewer lines must cross water supply lines, both pipes shall be constructed of class 150 pressure pipe and shall be pressure tested to assure water tightness.  
 (2) The required setback shall be 50 feet where the applicant has provided hydrogeologic data acceptable to the approving authority demonstrating that the location of the soil absorption system is hydrologically downgradient of the vernal pool. Surface topography also in [sic] not determinative.  
 (3) Surface or subsurface drains, which will regularly or periodically intercept the seasonal high groundwater table and carry that groundwater away from an area must meet the specified setbacks.  
 (4) The setback distances shall be measured from a naturally occurring downhill slope, which is not steeper than 3:1 (horizontal/vertical). A minimum of 15-ft horizontal separation distance shall be provided between the top of the peatstone in the soil absorption system and that adjacent downhill slope. For a system location in an area with any adjacent naturally occurring downhill slope steeper than 3:1, slope stabilization shall be provided in accordance with best engineering practice which may include construction of a concrete retaining wall constructed in accordance with 310 CEM 15.255(2).  
 (5) Distance to wetlands must be observed as required in the 'rules'. 75 feet from house sewage system and 100 feet from commercial or multiple dwellings of more than two units. If less than 100 feet of any work within 100 feet of the wetlands a Notices of Intent must be filed."

From the Pembroke Subsurface Sanitary Sewage Disposal Supplementary Rules and Regulations to State Environmental Code TITLE 5, Section 15.211 (Adopted March 1995).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**75** Multiple dwellings with more than 2 units must be setback 100 feet from bordering vegetated wetlands.

"(1) All systems must conform to the minimum setback distance for septic tanks and soil absorption systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied.

Soil Absorption System	
Property Line	10
Cellar Wall or Swimming Pool	20
Slab Foundation Water Supply Line(Pressure)	10(1)
Surface Waters(except wetlands)	75
Bordering Vegetated Wetlands, Salt Marshes, Inland and Coastal Banks	75(5)
Surface Water Supply Reservoirs and Impoundments	400
Tributaries to Surface Water Supplies	200
Wetlands bordering Surface Water Supply or Tributaries thereto	100
Certified Vernal Pools	100(2)
Private Water Supply Well or Suction Line	100
Public Water Supply Well	(2)
Irrigation Well	50
Open, Surface or Subsurface Drains which discharge to Surface Water Supplies or Tributaries thereto	100
Other Open, Surface or Sub-surface Drains (excluding foundation drains) which intercept seasonal high groundwater table	50
Other Open, Surface or Sub-Surface Drains (excluding foundation drains)	10
Leaching Catch Basins/Dry Wells	25
Downhill Slope	15(4)

- (1) Disposal facilities shall also be at least 18 inches below water supply lines. Wherever sewer lines must cross water supply lines, both pipes shall be constructed of class 150 pressure pipe and shall be pressure tested to assure water tightness.
- (2) The required setback shall be 50 feet where the applicant has provided hydrogeologic data acceptable to the approving authority demonstrating that the location of the soil absorption system is hydrologically downgradient of the vernal pool. Surface topography also in [sic] not determinative.
- (3) Surface or subsurface drains, which will regularly or periodically intercept the seasonal high groundwater table and carry that groundwater away from an area must meet the specified setbacks.
- (4) The setback distances shall be measured from a naturally occurring downhill slope, which is not steeper than 3:1 (horizontal/vertical). A minimum of 15-ft horizontal separation distance shall be provided between the top of the peatstone in the soil absorption system and that adjacent downhill slope. For a system location in an area with any adjacent naturally occurring downhill slope steeper than 3:1, slope stabilization shall be provided in accordance with best engineering practice which may include construction of a concrete retaining wall constructed in accordance with 310 CEM 15.255(2).
- (5) Distance to wetlands must be observed as required in the 'rules'. 75 feet from house sewage system and 100 feet from commercial or multiple dwellings of more than two units. If less than 100 feet of any work within 100 feet of the wetlands a Notices of Intent must be filed."

From the Pembroke Subsurface Sanitary Sewage Disposal Supplementary Rules and Regulations to State Environmental Code TITLE 5, Section 15.211 (Adopted March 1995).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** "(1) All systems must conform to the minimum setback distance for septic tanks and soil absorption systems, including reserve area, measured in feet and as set forth below. Where more than one setback applies, all setback requirements shall be satisfied.

Soil Absorption System	
Property Line	10
Cellar Wall or Swimming Pool	20
Slab Foundation Water Supply Line(Pressure)	10(1)

Surface Waters(except wetlands)	75
Bordering Vegetated Wetlands, Salt Marshes, Inland and Coastal Banks	75(5)
Surface Water Supply Reservoirs and Impoundments	400
Tributaries to Surface Water Supplies	200
Wetlands bordering Surface Water Supply or Tributaries thereto	100
Certified Vernal Pools	100(2)
Private Water Supply Well or Suction Line	100
Public Water Supply Well	(2)
Irrigation Well	50
Open, Surface or Subsurface Drains which discharge to Surface Water Supplies or Tributaries thereto	100
Other Open, Surface or Sub-surface Drains (excluding foundation drains) which intercept seasonal high groundwater table	50
Other Open, Surface or Sub-Surface Drains (excluding foundation drains)	10
Leaching Catch Basins/Dry Wells	25
Downhill Slope	15(4)

(1) Disposal facilities shall also be at least 18 inches below water supply lines. Wherever sewer lines must cross water supply lines, both pipes shall be constructed of class 150 pressure pipe and shall be pressure tested to assure water tightness.

(2) The required setback shall be 50 feet were the applicant has provided hydrogeologic data acceptable to the approving authority demonstrating that the location of the soil absorption system is hydrolically downgradient of the vernal pool. Surface topography also in [sic] not determinative.

(3) Surface or subsurface drains, which will regularly or periodically intercept the seasonal high groundwater table and carry that groundwater away form an area must meet the specified setbacks.

(4) The setback distances shall be measured from a naturally occurring downhill slope, which is not steeper than 3:1 (horizontal/vertical). A minimum of 15-ft horizontal separation distance shall be provided between the top of the peatstone in the soil absorption system and that adjacent downhill slope. For a system location in an area with any adjacent naturally occurring downhill slope steeper than 3:1, slope stabilization shall be provided in accordance with best engineering practice which may include construction of a concrete retaining wall constructed in accordance with 310 CEM 15.255(2).

(5) Distance to wetlands must be observed as required in the 'rules'. 75 feet from house sewage system and 100 feet from commercial or multiple dwellings of more than two units. If less than 100 feet of any work within 100 feet of the wetlands a Notices of Intent must be filed."

From the Pembroke Subsurface Sanitary Sewage Disposal Supplementary Rules and Regulations to State Environmental Code TITLE 5, Section 15.211 (Adopted March 1995).

## Pepperell

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Pepperell regulations to required setback between a soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

50 No reference in the Pepperell regulations to required setback between a soil absorption system and wetlands.

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 No reference in the Pepperell regulations to required setback between a soil absorption system and private wells.



# Plainville

## What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Plainville regulations to a setback between the soil absorption system and the property line.

## What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

100 From Section 5.6 SPECIFICATIONS FOR SYSTEMS,  
F.MINIMUM SETBACK DISTANCES AND VERTICAL CLEARANCE  
"No sewage disposal system leaching area shall be constructed within 100 feet of any watercourse, pond, stream, brook, river, swamp, marsh, or wetland as defined in state regulations 310 CMR 10.00 - 10.99 of the Wetlands Protection Act. Such distance is considered minimum and may be increased for multiple dwellings or higher volume sewage discharges. This distance shall be determined by the Board of Health on an individual basis, depending upon the particular circumstances."

(5. PLAINVILLE BOARD OF HEALTH REGULATIONS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE, REPAIR, AND EXPANSION OF ON-SITE WASTEWATER DISPOSAL SYSTEMS, Adopted 1996)

## What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 The minimum setback from the well shall be determined by the soil percolation rate and the vertical clearance of the leaching area above the high ground water (HGW) as follows.

Perc Rate (mpi)	Distance From well (Feet)	Height above HGW (Feet)
<=2	175+	5
	151-174	6
	126-150	7
	100-125	8
>2-8	175+	4
	151-174	5
	126-150	6
	100-125	7
>8 to <15	150+	4
	126-149	5
	100-125	6
15+	125+	4
	100-124	5

(5. PLAINVILLE BOARD OF HEALTH REGULATIONS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE, REPAIR, AND EXPANSION OF ON-SITE WASTEWATER DISPOSAL SYSTEMS, Adopted 1996)

# Plymouth

## What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

20 From Amendment 5 under "Regulation 2. General Requirements", there is a table for setback distances. "The location of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distance stated. All measurements are in feet." For property line and soil absorption system, the distance is 20 feet.

(Plymouth Supplements to Title 5, Adopted 2004)

## What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

75 From Amendment 5 under "Regulation 2. General Requirements", there is a table for setback distances. "The location of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distance stated. All measurements are in feet." For watercourses including streams, ponds, swamps, tidal water, drainage easement areas (surface) and soil absorption system, the distance is 75 feet.

(Plymouth Supplements to Title 5, Adopted 2004)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 From Amendment 5 under "Regulation 2. General Requirements", there is a table for setback distances. "The location of the disposal facilities shall be such as to provide between it and the components listed in the following table not less than the distance stated. All measurements are in feet." For well or suction line and soil absorption system, the distance is 100 feet.

(Plymouth Supplements to Title 5, Adopted 2004)

## Plympton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

30 From the amendment of 15.211, a table displays the required setback distances. The distance between the soil absorption system and the property line must be 30 feet.

(Plympton Board of Health Title V Amendments)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Plympton regulations to a setback between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

200 From the amendment of 15.211, a table displays the required setback distances. The distance between the soil absorption system and private water supply must be 200 feet.

(Plympton Board of Health Title V Amendments)

## Raynham

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Raynham regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 On 11/9/04 the researcher called the Board of Health (508-824-2766) to confirm the jurisdiction of the 100 foot setback between a soil absorption systems and water bodies and lands in the 100 year flood plain. The BOH told the researcher that wetlands do not fall into this category as Raynham follows state environmental codes.

"No leaching facility shall be located closer than 100 feet to a pond, brook, stream or other body of water as determined by the Board of Health.

No component of a new Sewage Disposal System shall be located within the 100 year flood plain.

No wetland shall be filled in order to meet setbacks as required in Title V or these regulations." From the Town of Raynham Septic Regulations, "Design and Construction" (Adopted 2003).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** "A well shall be located at least 25 feet from the street and 100 feet from any leaching system." From the Town of Raynham Minimum Sanitation Standards for Private and Semi-Public Water Supply, Section 2.4 (Adopted November 5, 2002).

## Rehoboth

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Rehoboth regulations to a required setback between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 60** From amendment 1.10, "[n]o leaching facility may be placed within 60 feet of a bordering vegetated wetland as defined in Massachusetts General Laws, 310 CMR 10.55, including all revisions in effect at the time of application."  
  
(Town of Rehoboth Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15.000 (Rev. E12-10-2002), Amended 2002)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** The setback distance is dependent upon the percolation rate of the soil. From amendment 1.7, "[d]istances to and location of all wells and septic systems located within 200 feet of the proposed septic system must be shown on the design plan. Systems with a percolation rate of 3 minutes or less must have a minimum distance of 150 feet from all domestic water supply wells; systems with a percolation rate greater than 3 min/inch must have a minimum distance of 100 feet from all domestic water supply wells."  
  
(Town of Rehoboth Supplementary Rules and Regulations to the State Environmental Code: Title 5, 310 CMR 15.000 (Rev. E12-10-2002), Amended 2002)

## Rockport

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Rockport regulations to a required setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** According to the Town of Rockport - Title 5 Supplements, the amendment from October 22, 1985 reads "[r]egulation adopted to extend the minimum distance requirements between a septic system including leaching area, septic tank or cesspool from 50-ft to 100-ft from the center line of all brooks, streams and rivers, and within 100-ft from the normal high water line of lakes, ponds, marshes, swamps, and brooks."  
  
(Town of Rockport - Title 5 Supplements, Amended 1985)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** This is taken from the Private Well Water Supply Regulations, Section II, B.3, "[t]here shall be a separate well for each dwelling, and it must be at least 100 ft. from any septic tank or leaching field and set back a minimum of 25 ft. from all streets."  
(Rockport Private Well Water Supply Regulations, Adopted 1989)

## Rowley

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 30** "Minimum Distances: The following relative distances shall be regarded as minimum distances for the Town of Rowley:  
a. The distance between the disposal systems and the lot line shall be a minimum of 30 feet, including the street property line, and all associated grading shall occur on the lot unless a formal easement is obtained. No retaining walls, or impervious barriers are allowed to mitigate grading requirements on new construction. Reserve Areas must comply with the grading requirements on new constructions." Town of Rowley Regulations in addition to Title 5 and Relating to Private Water Supplies and Wastewater, Section 2.1 (a) (Adopted 2002).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** "Minimum Distances: The following relative distances shall be regarded as minimum distances for the Town of Rowley...  
b. The disposal system shall not be less than 100 feet from any wetlands as defined in 310 CMR 10.00, Wetlands Protection Act. For the purpose of this regulation, isolated land subject to flooding (ISLF) shall not be defined as a wetland." Town of Rowley Regulations in addition to Title 5 and Relating to Private Water Supplies and Wastewater, Section 2.1 (b) (Adopted 2002).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** The researcher found no reference to a well setback in the septic supplements. However, since there is 100' setback for a well from a septic system in well regulations, the researcher concluded Rowley follows state standard of 100'.  
  
No well shall be constructed closer than 100' from any privy, cesspool or leaching facility. Town of Rowley Regulations in addition to Title 5 and Relating to Private Water Supplies and Wastewater, Part 1, Section 1.2 (Adopted 2002).

## Salisbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Salisbury regulations to a setback between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50** No reference in the Salisbury regulations to a setback between a soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Salisbury regulations to a setback between a soil absorption system and private wells.

## Scituate

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Scituate regulations to a setback requirement of the soil absorption system from the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

50 No reference in the Scituate regulations to a setback requirement for soil absorption systems from wetlands.

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 No reference in the Scituate regulations to setback requirements of the soil absorption systems from private wells.

## Sharon

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

20 7.03 LOCATION  
 (2) Minimum Distances:

(e) No disposal facility shall be closer than the distances stated to the components listed in the following table:

COMPONENT	TANK	SOIL ABSORPTION SYSTEM	SEWER
Property Line	20 feet	20 feet	10 feet

(f) The minimum property line, and street or sidewalk right of way setbacks are reduced to ten feet provided that the applicant has demonstrated to the Boards satisfaction that:

- (i) The natural slope of the ground prevents septic tank or leaching field overflow from flowing toward the property line
- (ii) The depth to maximum groundwater elevation exceeds five feet for the entire area between the septic system component and the property line
- (iii) The area is not in a defined flood plain
- (iv) The area is not subject to surface flooding

Town of Sharon, Article 7, Septic Regulations, section 7.03(2)(e) (applicable as amended 1/26/04).

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

125 7.03 LOCATION  
 (2) Minimum Distances:

(e) No disposal facility shall be closer than the distances stated to the components listed in the following table:

COMPONENT	TANK	SOIL ABSORPTION SYSTEM	SEWER
Waterbodies, Wetlands, Stormwater Retention or	75 feet	125 feet	75 feet

Detention Basin

Town of Sharon, Article 7, Septic Regulations, section 7.03(2)(e) (applicable as amended 1/26/04).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 125 7.03 LOCATION  
(2) Minimum Distances:
- (e) No disposal facility shall be closer than the distances stated to the components listed in the following table:
- | COMPONENT                                  | TANK    | SOIL ABSORPTION SYSTEM | SEWER   |
|--|---------|------------------------|---------|
| Well or Suction Line; Surface Water Supply | 75 feet | 125 feet               | 75 feet |

Town of Sharon, Article 7, Septic Regulations, section 7.03(2)(e) (applicable as amended 1/26/04).

## Sherborn

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 20 The Sherborn regulations require that "all proposed subsurface sewage disposal areas and expansion areas shall not be less than...twenty (20) feet from any property line." Sherborn Board of Health Regulations, Section I, 10.2 (effective as of reprint date of 2/2004).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 125 The Sherborn regulations provide that "all proposed subsurface sewage disposal areas and expansion areas shall be not less than...one hundred twenty five (125) feet from any open surface drain or any water course, including streams, brooks, ponds, swamps or other wetlands (as defined in Chapter 131, Section 40 of the Massachusetts General Laws)."

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 125 The Town of Sherborn Board of Health Regulations, 6.0 WELL LOCATION  
"The distance from a well to a sewage disposal system shall be maximized
- No well shall be less than one hundred twenty five (125) feet from a leaching area located downhill from such well.  
No well shall be less than one hundred fifty (150) feet from a leaching area located uphill from such well.  
When the soil percolation rate is less than three (3) minutes per inch, those distances shall be increased by a minimum of twenty five (25) feet.  
Wells shall be located no less than fifty five (55) feet from the edge of the traveled way or fifty (50) feet from the edge of the right-of-way, whichever is greater."
- Survey received from Sherborn Board of Health on 4/5/05 notes: "varies to 175' depending on uphill or downhill."

## Shirley

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**20** From amendment 8.3, "[a]ll proposed septic system areas and expansion areas shall not be less than ... twenty (20) feet from any property line ..."

(Shirley Board of Health Regulations for Sewage Disposal, Adopted 1984, Amended 1995)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** From amendment 8.3, "[a]ll proposed septic system areas and expansion areas shall not be less than ... one hundred feet (100) feet from any open surface drain or watercourse: including streams, brooks, ponds, swamps, or other wetlands (as defined in Chapter 131, Section 40 of the Mass. General Laws)."

(Shirley Board of Health Regulations for Sewage Disposal, Adopted 1984, Amended 1995)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Shirley septic regulations to the setback distance between a soil absorption system and private wells.

In an additional legal notice concerning private wells sent with the amendments, setback distances are given. The minimum distance between a leaching facility and a well is 100 feet. There is a special case: where the percolation rate was 2 minutes per inch or less, the distance between the leaching facility and a well is 150 feet.

(See supplemental legal notice attached to hard copy of Title 5 amendments)

## Shrewsbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Shrewsbury regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Shrewsbury regulations to a setback between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Shrewsbury regulations to a setback between the soil absorption system and private wells.

## Southborough

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Southborough regulations to a setback requirement between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Southborough regulations to a setback requirement between soil absorption systems and wetlands.

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Survey received from Southborough on 5/3/05 marks that there is a 50 foot setback from the Sudbury River Watershed and 100 foot setback from the Sudbury Reservoir Watershed.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 The minimum distance between a septic tank or subsurface sewage disposal field and a private well is listed as 100 feet in the town well regulations.

(Southborough Board of Health Private Well Regulations, Adopted 1991)

## Sterling

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Sterling regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 From Section 5. Location of Leaching Facilities, "a. Proximity to Water Bodies. Except where Title V requires a greater distance, leaching facilities shall not be located closer than 100 feet to a water body."

(Sterling Board of Health, Adopted 1995)

The septic regulations do not define "water body". According to Title V, water bodies are defined to include, without limitation "rivers, streams, lakes, ponds, springs, impoundments, wetlands, estuaries, coastal waters, groundwaters, and vernal pools." (310 CMR 15.000: Department of Environmental Protection: The State Environmental Code, Title 5) The researcher concluded that this setback distance therefore included bordering vegetated wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Sterling regulations to a setback between the soil absorption system and private wells.

## Stoughton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 The town engineer said (1/4/05) that the Septic Regulations (Adopted Sept. 1976) follow Title 5 in every way except that the area requirement for the leaching fields is doubled.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 The town engineer said (1/4/05) that the Septic Regulations (Adopted Sept. 1976) follow Title 5 in every way except that the area requirement for the leaching fields is doubled.



**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100 The town engineer said (1/4/05) that the Septic Regulations (Adopted Sept. 1976) follow Title 5 in every way except that the area requirement for the leaching fields is doubled.

## Stow

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 No reference in the Stow regulations to a setback requirement between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100 The Stow regulations require a soil absorption system to be set back 100 feet from bordering vegetated wetlands: "A septic system shall be no closer than 100 feet to a wetland or water body..." Stow Board of Health Regulations, Section C, (effective as amended 2/4/86).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 150 From Section 5.2 Well location requirements, of Town of Stow Private Well Regulations, a table depicts the minimum lateral distances from potential contamination sources and a private well. The distance given between a leaching facility and a private well is 150 feet.
- (Town of Stow Private Well Regulations, Amended 1996)

## Sudbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10 No reference in the Sudbury regulations to a setback distance between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100 The Sudbury regulations require that "the minimum distance between leaching facilities and surface watercourses shall be one hundred (100) feet.

"Surface watercourses shall be defined as any area where water is present on the surface of the ground for a period of three months. This includes, but is not limited to: marshes, wetlands, swamps, rivers, streams, brooks, and ponds. Vegetated wetlands and drainage swales that are temporarily active due to precipitation are excluded from this definition.

"Leaching facilities must be a minimum of fifty (50) feet from all other watercourses that are deemed wetlands because of vegetation and/or soil conditions.

"Whichever requirement maximizes the distance between watercourses and leaching facilities will be enforced."

Sudbury may require a soil absorption system to be setback 100 feet from bordering vegetated wetlands if the BVW's are an "area where water is present for a period of three months," per the above definition.

Sudbury Rules & Regulations Governing the Subsurface Disposal of Sewage, Section VII (adopted 2/15/84, effective with amendments and revisions as of 3/26/98).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Sudbury regulations to a setback requirement between the soil absorption system and private wells.

## Sutton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Sutton regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**100** From Section K (Wetlands and Floodplains), 1, "[n]o disposal facility shall be closer than one hundred (100) feet to watercourses or wetlands."

(Sutton Board of Health Title V Amendments, Amended 2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Sutton regulations to a setback between the soil absorption system and private wells.

## Swansea

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Swansea regulations to setbacks between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Swansea regulations to a required setback between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Swansea regulations to required setbacks between soil absorption systems and private wells.

## Tewksbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Tewksbury regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** The Tewksbury regulations require that "No leaching facility shall be installed within 100 feet of any stream, open waters or other Tewksbury waters." The Tewksbury Board of Health Regulations for the Subsurface Disposal of Sewage, Section 5.5(A) (adopted on January 20, 2000).

However, this rule does not include bordering vegetated wetlands, per the definition of "Tewksbury Waters" in the Regulations: "Tewksbury Waters shall mean all waters within the Town of Tewksbury, except vegetative wetlands." The Tewksbury Board of Health Regulations for the Subsurface Disposal of Sewage, Section 4.0 (adopted on January 20, 2000).

Thus, the researcher determined that the setback of the soil absorption system from the bordering vegetated wetlands in Tewksbury should be the same as the state.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Tewksbury regulations to a setback between the soil absorption system and a private well.

## Topsfield

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Topsfield regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** No reference in the Topsfield regulations to a setback between the soil absorption system and bordering vegetated wetlands.

The Topsfield regulations do provide for an additional setback requirement in the "Ipswich River Protection District," as set out by the following provision in the Topsfield Zoning By-law and as assimilated verbatim into the Topsfield Septic Regulations:

"Section 8.01 (Ipswich River Protection District Description): 'The Ipswich River Protection District shall be comprised of the land situated in an area bounded on each side by a line parallel to an distant two hundred (200) feet from the bank of the Ipswich River, as the same may be located from time to time.'

"Section 8.02 (Permitted Uses): Paragraph E - 'No part of any sewage disposal system shall be permitted in the Ipswich River Protection District.'"

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Topsfield regulations to a setback between the soil absorption system and private wells.

## Townsend

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**25** In Amendment 13 Distance Requirements, there is a table for the distances that needs to be maintained (in feet) between the items listed. The distance between a leaching facility and the property line is 25 feet.

(Townsend Board of Health Sub Surface Sewage Disposal Regulations, Adopted 2004)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** In Amendment 13 Distance Requirements, there is a table for the distances that needs to be maintained (in feet) between the items listed. The distance between a leaching facility and a wetland is 100 feet.  
  
(Townsend Board of Health Sub Surface Sewage Disposal Regulations, Adopted 2004)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** In Amendment 13 Distance Requirements, there is a table for the distances that needs to be maintained (in feet) between the items listed. The distance between a leaching facility and a well or suction line is 100 feet.  
  
(Townsend Board of Health Sub Surface Sewage Disposal Regulations, Adopted 2004)

## Tyngsborough

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Tyngsborough regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** "No part of a subsurface waste water disposal system shall be constructed within one hundred feet (100) of any designated wetlands as defined by local zoning by-laws, the Wetlands Protection Act, G.L. Chapter 131, Section 40, or any watercourse, great pond, including swampy, marches, rivers, streams." From the Town of Tyngsborough's Supplemental Regulations to Title 5, 2.1 (Adopted 1998).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** No reference in the Tyngsborough regulations to a setback between the soil absorption system and private wells.

## Upton

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Upton regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** From Section III. Construction (A) of the Title V amendments, "[a]ll septic systems must have a minimum set back of 100 feet from wetlands so classified by the Conservation Commission."  
  
(Upton Board of Health Rules and Regulations Section I Title V Supplement, Amended 2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Upton regulations to a setback between the soil absorption system and private wells.

## Uxbridge

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Uxbridge regulations to a setback between the soil absorption system and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

100 From Section VI Wetland and Flood Plains, D, "[n]o soil absorption system in new construction shall be constructed within 100' of a wetland as defined by the Wetlands Protection Act."

In addition, E, "[i]n new work, no soil absorption system shall be installed in a lot with less than 30,000 square feet of contiguous upland."

(Uxbridge Minimum Requirements for Subsurface Septic Systems, Adopted 2000)

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 No reference in the Uxbridge regulations to a setback between the soil absorption system and a private well.

## Walpole

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Walpole regulations to a setback between soil absorption systems and the property line.

### What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)

150 "All septic tanks shall be no closer than 100 feet from watercourses excluding currently built homes, and leaching fields shall be no closer than 150 feet from watercourses excluding currently built homes. Watercourses include any natural or man - made stream, pond, lake, wetland, costal wetland, swamp, or other body of water and shall include wet meadows, marshes, swamps, bogs, and areas where groundwater, flowing or standing surface water or ice provide a significant part of the supporting substrate for a plant community for a least five months of the year as stated in Title 5." Walpole Rules & Regulations & Procedure for Construction of On-Site Septic Systems, Section 3 (Revised September 20, 2004).

### What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)

100 No reference in the Walpole regulations to a setback between soil absorption systems and private wells.

## Wayland

### What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)

10 No reference in the Wayland regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

75 The Wayland regulations provide the following regarding the setback requirement of soil absorption systems from bordering vegetated wetlands:

"D. DISTANCES:

The location of disposal facilities shall be in accordance with 310 CMR 15.03(7), Title 5, and also in accordance with the following:

"1. No sewage disposal system leaching area having a design flow of 1000 gallons per day or less, shall be constructed within 75 feet of any pond, stream, brook, river, swamp or wetland. The distance shall be 100 feet for a facility having a design flow of greater than 1000 gallons per day.

"Such distances are considered minimum and may be increased for multiple Dwellings or higher volume sewage discharges. These distances shall be determined by the Board of Health on an individual basis, depending upon the particular circumstances." Wayland Board of Health Regulations for On-Site Subsurface Sewage Disposal Systems, Section II, (D)(1) (Adopted 1974, Revised 1999)

Thus, the researchers determined that the Wayland Regulations require a setback of a soil absorption system from bordering vegetated wetlands of 75 feet, unless the system design flow is greater than 1000 gallons per day, in which case this setback requirement is 100 feet.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 The only reference to this setback is the requirement that any wells, drains or watercourses within 100 feet of the disposal system be noted on the final as-built plan. Wayland Board of Health Regulations for On-Site Subsurface Sewage Disposal Systems, Section II, (K)(5) (Adopted 1974, Revised 1999).

## Wellesley

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the Wellesley regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the Wellesley regulations to a setback between the soil absorption system and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the Wellesley regulations to a setback between the soil absorption system and private wells.

## West Bridgewater

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No reference in the West Bridgewater regulations to a setback between soil absorption systems and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

50 No reference in the West Bridgewater regulations to a setback between soil absorption systems and wetlands.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

100 No reference in the West Bridgewater regulations to a setback between soil absorption systems and private wells.

## West Newbury

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

20 In Section II (D) there is a table of setback distances. The setback distance between the property line and leaching facility is 20 feet.

(West Newbury Board of Health Regulations for Percolation Testing and Septic Systems, Adopted 2003, Amended 2003)

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

100 In Section II (D) there is a table of setback distances. The setback distance between a leaching facility and "[t]he wetlands contiguous to the reservoir (as defined by Wetlands Protection Act), and tributaries to the reservoir, including open and subsurface drains" is 200 feet. The setback distance between a leaching facility and a "[w]atercourse, including stream, pond and wetland, as defined 310 CMR 15.01" is 100 feet.

(West Newbury Board of Health Regulations for Percolation Testing and Septic Systems, Adopted 2003, Amended 2003)

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

110 In Section II (D) there is a table of setback distances. For the distance between a leaching facility and a well or suction line the distance is 110 feet. In addition, this is footnoted with the statement "100 feet is a minimum acceptable distance and no variance shall be granted for a lesser distance except with prior written approval of DEP."

(West Newbury Board of Health Regulations for Percolation Testing and Septic Systems, Adopted 2003, Amended 2003)

## Westford

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

10 No specific reference in the Westford regulations to setback of the soil absorption system from the property line.

However, the following regulation is related: "A minimum of one thousand (1,000) square feet shall be available on each single family residential lot for the installation of the primary sewage disposal system, and an additional one thousand square feet shall be available on the lot for the installation of the reserve or replacement sewage disposal system. If reserve leaching trenches are specified between primary trenches than both the primary and reserve systems shall be constructed simultaneously."  
Westford Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Section 6.3 (undated).

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** The minimum distance from a soil absorption system to a wetland, retention pond/basin, or detention pond/basin shall be one hundred (100) feet. This distance shall be measured from the top rim of a retention pond/basin and from the elevation of the highest outlet structure in a detention pond/basin. Westford Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Section 6.5 (undated).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** The Westford regulations state the following: "The minimum distance from a septic tank, pump chamber, or soil absorption system to a private drinking water well shall be one hundred (100) feet." Westford Board of Health Regulations, Requirements for the Subsurface Disposal of Sanitary Sewage, Section 6.6 (undated).

## Weston

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Weston regulations to setbacks between a soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 100** CHAPTER VI of the Weston Board of Health Regulations - SEWAGE DISPOSAL SYSTEMS, Section 2.5 (Adopted 2001, Amended 2002)
- Distance Requirements: No part of the structural components of a leaching facility shall be located within 100 feet of a wetland as defined in M.G.L. chapter 131 section 40 (Wetland Protection Act).

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

- 100** CHAPTER VI of the Weston Board of Health Regulations - SEWAGE DISPOSAL SYSTEMS, Section 2.5 (Adopted 2001, Amended 2002)
- Distance Requirements: A minimum distance of 100 feet shall exist between a well and a leaching facility.

## Wilmington

**What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

- 10** No reference in the Wilmington regulations to a setback between the soil absorption system and the property line.

**What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

- 50** No reference in the Wilmington regulations to a setback required between soil absorption systems and wetlands that is greater than Title 5.

**What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**



**100** "Section 6 Wells  
6.2 A plan showing, as a minimum, the lot, the proposed well, proposed water line, and the building to be served and any subsurface sewage disposal systems within 200 feet, must be submitted to the Board of Health with the required fee. The proposed well must be located on the lot which it serves, and must meet these minimum distance requirements:

Distance from:	Feet:
Leaching Facility	100
Designated Leaching Reserve Area	100
Septic Tank	50
Property Line	10"

Town of Wilmington Massachusetts Board of Health Code of Regulations, Section 6.2 (Adopted 1989, Revised 2004)  
It is necessary to note that this provision applies only to the construction of a well, and that there is no such requirement stated in the Wilmington Regulations' Septic Disposal System section (Section 5). In any case, the indication is that the required setback of a soil absorption system from private wells is the same as the state's requirement, 100 feet.

## Wrentham

### **What is the setback required between a soil absorption system and the property line? (Title 5: 10 feet)**

**10** No reference in the Wrentham regulations to a setback between the soil absorption system and the property line.

### **What is the setback required between a soil absorption system and wetlands? (Title 5: 50 feet)**

**50** From Section 7. Minimum Setback Distances and Vertical Clearance, "No sewage disposal system leaching area for a single dwelling or multiple dwelling or facility having a design flow of 1000 gallons per day or less shall be constructed within 75 feet of any watercourse, pond, stream, brook, river, swamp, or marsh as defined in State Regulation 310 CMR 10.00-10.99 of the Wetlands Protection Act. The distance shall be 100 feet for a single or multiple dwelling or any other facility having a design flow of greater than 1000 gallons per day. The minimum setback from bordering vegetated wetlands shall be 50 feet."

(Wrentham BOH OSDS Regulations, Adopted 1996)

### **What is the setback required between a soil absorption system and a private well? (Title 5: 100 feet)**

**100** No reference in the Wrentham regulations to a setback between the soil absorption system and private wells.