



TOWN OF NORTHBRIDGE BOARD OF HEALTH

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The Northbridge Board of Health approved these minutes at a meeting held February 28, 2017.

MEETING MINUTES - December 13, 2016

This meeting was called to order at 7:00 PM by Mr. Paul McKeon, Chairman. Other members present were Ms. Lani Criasia, Mr. Steven Garabedian, and Mr. Scott Chase. Mr. Chris Cella was absent. Also present were Matthew Armendo, Health Inspector, and Jeanne M. Gniadek, Administrator.

Minutes: Motion made by Mr. Chase to accept the minutes of **November 15, 2016**. Motion seconded by Mr. Garabedian; the vote was 3-0 in favor; Mr. McKeon abstained.

Food Service Establishment – Little Coffee Bean – Consideration of Quarterly Inspection Order:

Present for this meeting was Darrell Laws, owner of the Little Coffee Bean. The Board reviewed the recent food establishment inspection report (11/25/16), subsequent re-inspection report (12/10/16) and a memorandum from Terry Gilchrist, the Board's Health Inspector, regarding this food service establishment.

Ms. Criasia stated her concern that Mr. Laws did not attend the follow up Board of Health meeting on August 16th after being called before the Board on August 2nd. Mr. Laws stated that he was unaware of when the meeting was. Ms. Gniadek did inform the Board that it is unclear whether the Board had set the date of their next meeting with Mr. Laws and that a letter advising him of the August 16th meeting was not sent to him. Mr. Laws stated that he has had many communications with Ms. Gniadek to make sure that he was doing what the Board wanted but was unaware of any missed meetings.

Mr. McKeon stated his concern regarding the recent re-inspection of this establishment and the memorandum from Ms. Gilchrist to the Board. A copy of the memorandum was provided to Mr. Laws.

Mr. Laws stated that the three (3) remaining violations noted in the 12/10/2016 report have been corrected. He further stated that two of these items required parts and that he should have contacted the office to request an extension of time as the needed parts had not arrived. He stated that there was no excuse for the third violation, the cleaning of floors and walls, not being corrected. He stated that his staff stayed late and that they moved equipment so that they could clean and scrub the floor underneath.

Mr. Garabedian questioned why such a small place was having so many violations. He stated his concern that on the 11/25/16 report Ms. Gilchrist noted that there was no hot water. Mr. Laws stated that the hot water was restored almost immediately, that it was due to an electrical issue. He did acknowledge that the facility went a couple of hours without hot water, but that it was only at the two hand-wash sinks. He further acknowledged that his staff should have addressed that sooner. He reassured the Board that his establishment was not without hot water for a lengthy period of time and that it was not at all the sinks. Mr. Garabedian expressed his concern that the first inspection the hand-wash sinks had no hot water and then the second inspection the hand-wash sinks had no paper towels – he noted that this is not acceptable. Mr. Garabedian stated that hand-wash sinks must be supplied with hot water, soap and paper towels at all times.

Mr. Garabedian addressed the comment from one of his employees to the inspector regarding the lack of paper towels at the hand wash sinks and asked if he knew who it was that grabbed some paper napkins, threw them at the inspector and said “Here you go.” Mr. Laws stated that he knew who it was and that he spoke to his employee about it. He noted that he advised all of his employees that they need to respect not only the health inspector but anybody that comes into his establishment. Mr. Laws stated that he would like to discuss attitude issues later with the Board and to focus on the violations only at this time.

Mr. Garabedian stated that he would like to accompany Ms. Gilchrist when she conducts her next inspection at this facility.

Mr. Laws stated that he felt there was an issue between one of his employees, Colin, and the inspector noting an incident that happened last summer where he had been told by Colin that while accompanying the inspector around the facility, talking about different matters, the inspector said to him that she had a new rule that he is not to speak unless spoken to. Mr. Laws stated that he felt this was very rude.

Mr. McKeon stated that if his employees are dumb enough to open their mouths and to abuse the inspector then there can be consequences to that.

Ms. Criasia stated to Mr. Laws that he is here before the Board tonight because his employees do not know what they are doing. She further asked if there was anyone in the room this evening that can verify that what he is saying about the health inspector is true. It was noted that no one present this evening was in the facility that can vouch for whether these statements are true.

Ms. Criasia made motion to issue a Quarterly Inspection Order for this establishment due to the citing of several critical violations in the November 25, 2016 routine inspection report and the un-satisfactory re-inspection report dated December 10, 2016. Mr. Garabedian seconded the motion; the vote was all in favor.

Housing Code Minimum Sanitation Standards – 92 Fletcher Street - Update: Present for this meeting were property owners Kevin and David Stirk and Board of Health Inspector Matthew Armendo. Mr. Armendo stated that he conducted a re-inspection of this property this evening. He noted that the owners will need additional 3-4 weeks to complete repairs. He noted that the stairs still need to be sanded and painted, there are gaps at the tub surround, some plaster missing on walls in the bathroom and that the closets and the master bedroom still need to be worked on.

Mr. Armendo noted that in the master bedroom there is a roof leak and an area of mold that the owner sheet-rocked over. Mr. Stirk questioned whether Mr. Armendo saw the leak as that had been repaired years ago noting that the wood was stained from that prior leak but that he did not feel that it was mold. Mr. Stirk stated that they removed the horse hair plaster and went right to the studs before sheet-rocking. The flashing around the chimney leaked a long time ago but was repaired and there have not been any more leaks. Mr. McKeon questioned whether they should have made some sort of attempt to remediate the mold. Mr. Chase stated that if the wood is stained then it will be stained forever.

Mr. Armendo questioned the stained ceiling in the master bedroom. The Stirks stated that they have re-plastered the ceiling where it was cracked and that they will be re-painting the ceiling. Mr. Garabedian stated that he wants that stain to be gone when Mr. Armendo inspects again.

Mr. Armendo questioned whether there was a bathroom vanity in the bathroom. The Stirks stated that there is one but that it is covered by the occupant's belongings.

Mr. Armendo also noted that he would like the cellar door replaced as someone has punched a hole in it and the front door jamb also needs repair.

Mr. Stirk stated that the sanding and painting of the stairs needed to be coordinated with the occupant and that is scheduled for tomorrow.

Mr. McKeon stated that the Board can inspect again after all violations have been abated and if the occupant is not maintaining the premises then the Board can cite the occupant. Mr. McKeon also suggested that the inspector bring the Fire Department with him when he re-inspects due to debris in basement and concerns that the occupant's belongings are too close to the gas hot water heater.

Motion made by Mr. Garabedian to grant an additional three (3) weeks to complete repairs and to have Mr. Armendo re-inspect this dwelling unit. Motion seconded by Ms. Criasia; the vote was all in favor.

Keeping of Farm Animals – 1961 Quaker Street: Ms. Gniadek informed the Board that the owner of this property contacted her regarding the meeting tonight stating that she no longer has any farm animals at this location and questioned whether she still needed to appear before the Board. Ms. Gniadek informed the Board that she advised the owner that she would not need to appear but that she could expect to receive a letter from the Board stating that she could not stable any farm animals at this location without a permit. She further advised the owner that the Board would likely send the barn inspector out to verify that there are no animals at this location.

Motion made by Mr. Garabedian to send letter to property owner informing them that they cannot stable animals without a permit from this office and to further advise that Inspector of Animals, Rochelle Thomson, will be directed to conduct an inspection to verify that there are no longer any farm animals at this location. Motion seconded by Mr. Chase; the vote was all in favor.

Quaker Street Landfill – Monitoring Report: The Board reviewed the October 2016 monitoring report for the Quaker Street Landfill prepared by Sovereign Consulting. This report has been forwarded to the DEP. No further action required at this time.

Whitin Community Center – Pool Inspection Reports: Mr. Armendo informed the Board that he recently inspected both pools at the Whitin Community Center (WCC) – these reports were provided to the Board for review. He stated that all violations cited by the Department of Public Health when they conducted a camp inspection in August of 2016 have been abated except for a hole in the ceiling at the original pool and also the tile walls. He stated that the WCC informed him that they are getting quotes for that repair ranging from \$100,000 - \$200,000. Mr. Armendo also stated that there could be an issue with the historical commission due to the age of this facility. The Board informed Ms. Gniadek that the 2017 pool permits for this facility may now be issued.

Salmon VNA & Hospice – Quarterly Report: The Board reviewed the quarterly report of the Visiting Nurse covering the period June 1, 2016 through September 30, 2016.

Old & New Business: *None*

Citizens' Forum: *No one present for Citizen's Forum.*

Correspondence: The following correspondence was distributed to the Board:

- *DEP Demand for Payment Stipulated Penalty – D&G Recycling / Perry & Caya – 1702 Providence Road*
- *Summary of Conflict of Interest Law*

There being no further business, motion to adjourn at 8:07 PM was made by Mr. Chase and seconded by Ms. Criasia – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: December 13, 2016

A. Meeting Minutes

- 1) November 15, 2016 DRAFT Meeting Minutes

B. Food Service Establishments

- 2) Little Coffee Bean
 - a. Food Establishment Routine Inspection Report – November 25, 2016
 - b. Board of Health Minutes (August 2, 2016 & August 16, 2016)
 - c. Memorandum from T. Gilchrist dated December 12, 2016
 - d. Food Establishment Re-Inspection Report – December 10, 2016

C. Housing Code – Minimum Sanitation Standards

- 3) 92 Fletcher Street – Re-Inspection Report

D. Keeping of Farm Animals

- 4) 1961 Quaker Street
 - a. Letter from BOH to C. Taylor, property owner, dated November 3, 2016
 - b. Email thread from C. Taylor to J. Gniadek (BOH) – November 10, 2016

E. Quaker Street Landfill

- 5) Monitoring Report – October 2016 – Sovereign Consulting

F. Old & New Business

- 6) Whittin Community Center – Pools
 - a. Pool Inspection reports (12/7/2016) for Original and Competition Pools
 - b. MDPH Letter dated August 16, 2016 re: August 10, 2016 camp inspection
 - c. WCC Letter to BOH requesting extension for repairs to tile walls (Original Pool)
- 7) Salmon VNA & Hospice – Quarterly Report (July 1, 2016 through September 30, 2016)

G. Citizens' Forum – none

H. Correspondence

- 8) DEP Demand for Stipulated Penalty (D&G Recycling/Caya & Perry – 1702 Providence Road)
- 9) Summary of Conflict of Interest Law