



TOWN OF NORTHBRIDGE BOARD OF HEALTH

Aldrich School Town Hall Annex - 14 Hill Street
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The Northbridge Board of Health approved these minutes at a meeting held May 22, 2018.

MEETING MINUTES - APRIL 17, 2018

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

Minutes: Motion made by Mr. Garabedian to accept the minutes of **March 27, 2018**. Motion seconded by Ms. Criasia. The vote was 4-0 in favor.

Hearing: Minimum Standards of Fitness for Human Habitation – 7 Prospect Street, Apt. #1:

Present for this hearing were Attorney Shayne Picard representing the owner, Amanda Sloan, occupant, and Matthew Armendo, Health Inspector.

Attorney Picard questioned the housing report of March 28th with regard to the notation that the heating ducts be “professionally” cleaned. He argued that Mr. Ken Couture, owner of the property, should be able to clean these heating ducts himself. He further argued that there is nothing in the state sanitary code that supports this. He agreed that any electrical or plumbing repairs would require a licensed plumber or electrician but argued that there is no professional licensing for duct cleaning.

Attorney Picard also disagreed with Mr. Armendo’s citation of “soot” since this is a gas-fired furnace not an oil burning furnace and therefore would not generate “soot”. He stated that the furnace was inspected in January and found to be in good working order. After some discussion it was determined that the January inspection did not include an inspection of the ducts only that the furnace was in working condition. The Board also disagreed with Mr. Picard that soot could not be generated by a gas-fired furnace.

The Board asked Mr. Armendo to give a brief overview of what he has inspected at this property. Mr. Armendo stated that his first inspection was conducted in October of 2017. The owner failed to make any corrections so a case was filed in housing court. A second complaint was later received because the occupant did not have heat. Mr. Armendo stated that a TRO (Temporary Restraining Order) was filed to get the heat to this dwelling unit restored. The judge ordered that the heat be fixed and inspected by a licensed professional. A new motor and fan was installed and the heat was found to be in working condition so the TRO was dismissed.

Mr. Armendo stated that he spoke with the Department of Public Health and that under 410.351 the owner is responsible for maintenance and that includes utilizing plumbing, gas, and HVAC licensed professionals. HVAC professionals would have the proper equipment, vacuums and HEPA filters to reduce/prevent any adverse health effects to the occupants.

Attorney Picard agreed that they would need licensed electricians and plumbers for repairs but did not know of any state code that required licensing of HVAC professionals for cleaning ducts.

Ms. Sloan stated that the professional cleaning has already been scheduled. She stated that she was contacted and that she is expecting a cleaning company on April 26th at 1:00 PM. She was unsure of what company contacted her to schedule this.

Mr. Garabedian stated that the invoice from this company should note what was done, how it was done, the equipment that was used, etc. That invoice should then be provided to the inspector for his review and if he is satisfied then the violation can be considered abated. Ms. Criasia also noted that upon visual inspection by Mr. Armendo after this cleaning, the ducts should no longer show an accumulation of filth as seen in the photos taken the day of the inspection and viewed by the Board this evening.

It was agreed that Mr. Armendo would visit this dwelling unit at the time of the duct cleaning to see who is there and how the work is proceeding.

Food Service Establishments – King Jade: Mr. Nathan Ng via email informed the Board that he would be out of state this evening and unable to attend this meeting. The Board reviewed the recent food service inspection report and noted that Ms. Gilchrist, the inspector, included a notation that this establishment will no longer be serving sushi. That being the case, there was no further action necessary in this matter.

Farm Animal Regulations – Proposed Amendments – Effective Date: Ms. Gniadek informed the Board that they had failed to determine an effective date for the proposed amendments to the farm animal regulations.

Motion made by Ms. Criasia that the amendments to the farm animal regulations as adopted at their last meeting be effective May 1, 2018. This motion was seconded by Mr. Garabedian; the vote was all in favor.

Old & New Business: Ms. Gniadek informed the Board that 107 cats and dogs were vaccinated at the April 7th Rabies Clinic. It was a good turnout.

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

Correspondence: The following correspondence was distributed to the Board:

1. Salmon VNA & Hospice – Quarterly Report
2. Town Meeting Warrant – May 1, 2018
3. MDPH Inspection Report – Police Station
4. CMMCP – Commencement of mosquito control program notice

There being no further business, motion to adjourn at 7:35 PM was made by Mr. Garabedian and seconded by Mr. Chase – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: April 17, 2018

A. Meeting Minutes

- 1) March 27, 2018 DRAFT Meeting Minutes

B. Housing Minimum Standards

- 2) Hearing – 7 Prospect Street, Apt. #1
 - a. BOH Letter April 10, 2018
 - b. Lane & Hamer Letter – request for hearing (April 6, 2018)
 - c. Photos of dirty duct work at this dwelling unit

C. Food Service Establishments – Annual Review of Quarterly Inspection Orders

- 3) King Jade Chinese Restaurant
 - a. Email from Nathan Ng dated 4-11-2018
 - b. Food Establishment Inspection Report – April 17, 2018

D. Board of Health Regulations - Keeping of Farm Animals – *No documents*

E. Old & New Business – *No documents*

F. Citizens' Forum - None

G. Correspondence

- 4) Miscellaneous
 - a. Salmon VNA & Hospice – Quarterly Report
 - b. Town Meeting Warrant – May 1, 2018
 - c. MDPH Inspection Report – Police Station
 - d. CMMCP Notice