



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 March 12, 2019.

MEETING MINUTES - MARCH 5, 2019

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

Minutes: Approval of meeting minutes was tabled due to lack of a quorum from the February 26, 2019 meeting being present.

Regional Engineering Services Proposals: Present for this meeting were Margaret Bacon, PE of Civil Site Engineering, and Shelly Hultgren of Terra Environmental – representing two of the proposals submitted for regional engineering services. Also present were Kevin Ryan and Colleen Strapponi from the Town of Blackstone, and Kristin Black from the Town of Uxbridge.

Mr. McKeon informed the applicants that if chosen then they would no longer be permitted to do engineering work in the Town. Both applicants stated their knowledge of that. He further stated that he wants a professional engineer in the field. Ms. Bacon, who holds a PE license, stated that she would be in the field however there may be times when her assistant is also in the field noting that soils testing can sometimes last 8 hours so it would not be possible for her to be there the entire time. Ms. Hultgren stated that she does all the field work – she does not hold a PE license. Her business partner, Guy Rezendes, is a Professional Engineer.

Mr. Cella asked about the required certifications noting that Ms. Bacon did not have a Title 5 Inspector certification. She stated that she had given that license up due to a conflict of interest between designing and inspecting but that she would have no problem getting re-certified.

Motion made by Mr. Cella to offer the Title 5 Engineering Services position to Civil Site Engineering contingent upon successful negotiation of rates for services. Motion was seconded by Ms. Criasia; the vote was all in favor.

Site Plan Application Review – Lovey's Farm & Garden: The Board reviewed the site plan application for a farm and garden center to be located on the corner of Main and Arcade Streets. Present for this meeting was Gary Vecchione, applicant.

The Board also reviewed a memorandum from the Northbridge Plumbing Inspector indicating that this structure would require a restroom in accordance with 248 CMR 10.00 (Plumbing Code).

Mr. Vecchione stated that if that is in fact the case then he may consider placing a tent on the property and asked what the Board's policy was on portable toilets. Ms. Criasia stated that the Board's duty this evening is to evaluate the site plan presented to them – that site plan shows a shed/office and therefore

is required to meet the plumbing code. As far as portable toilets, the Board indicated that there is no written policy and that each application is evaluated on its own.

Motion was made by Mr. Cella to approve the Site Plan presented (with shed/office) subject to restroom(s) being provided within the structure as required by Plumbing Code – said structure to be serviced by town water and sewer. Motion was seconded by Ms. Criasia; the vote was all in favor.

Mr. Vecchione questioned whether he could build a structure where the town sewer and water lines are to house the restroom. Mr. McKeon stated he could not.

Mr. Vecchione also talked about a plan to have bonfires on the ice and to sell raw hot dogs for people to cook on a stick over the open flames. Ms. Criasia asked about a Facebook post that was given to her where Mr. Vecchione was advertising for in-home bakers. The Board took this opportunity to inform Mr. Vecchione that he would be required to obtain a retail food permit if he intends on selling any food products and that his structure would need to comply with the food code regulations. The Board also advised him that any “in-home” bakers would need to hold a wholesaler license from the State in order to sell their products to him for re-sale.

Moon Hill Estates – Definitive Subdivision Review: The Board reviewed definitive subdivision plans for a 41-lot subdivision to be located off Moon Hill Road serviced by on-site sewage disposal systems and private wells.

Ms. Criasia made motion to approve noting that the Board of Health would be evaluating each lot individually based on soils testing and that each well will need water quality and quantity testing. Motion seconded by Mr. Cella; the vote was all in favor.

Site Plan Application Review – Cappy’s Automotive: The Board reviewed the site plan and special permit application for an auto sales shop located at 1164 Main Street. It was noted that the property is serviced by a private well. The on-site sewage disposal system has been abandoned and the property has been connected to municipal sewer. The Board questioned repair work being done on the cars at this location. Ms. Gniadek stated that during a technical review meeting it was noted that all repairs would be made off-site.

Motion to approve was made by Ms. Criasia. Motion seconded by Mr. Cella; the vote was all in favor.

Site Plan Application Review – West End Creamery: The Board reviewed the site plan application for an overflow gravel parking area at West End Creamery located at 487 Purgatory Road. The Board noted that the overflow parking area was adjacent to the Zone I protected area of a public water supply system.

Motion made by Ms. Criasia that the site plan be approved subject to notification to and approval by the Massachusetts Department of Environmental Protection due to potential impacts to the Zone I. Motion seconded by Mr. Cella; the vote was all in favor.

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

Old & New Business: *None.*

Correspondence: *None*

There being no further business, motion to adjourn at 8:35PM was made by Mr. Cella and seconded by Ms. Criasia – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: March 5, 2019

A. Meeting Minutes

- 1) February 26, 2019 DRAFT Meeting Minutes

B. Regional Engineering Services – Interviews

- 2) Proposals from:

- a) Civil Site Engineering
- b) Terra Environmental

C. Planning Board Applications

- 3) Site Plan – Lovey's Farm & Garden
- 4) Definitive Subdivision – Moonhill Estates
- 5) Site Plan – Cappy's Automotive
- 6) Site Plan – West End Creamery

D. Old & New Business

E. Citizens' Forum – None

F. Correspondence – None