



TOWN OF NORTHBRIDGE BOARD OF HEALTH

Aldrich School Town Hall Annex - 14 Hill Street
Whitinsville, MA 01588
Phone# (508) 234-3272 Fax# (508) 234-0821

The Northbridge Board of Health approved these minutes at a meeting held January 13, 2020.

MEETING MINUTES ~ JANUARY 6, 2020

This meeting was called to order at 6:00 PM by Mr. Paul McKeon, Chairman. Other members present were Ms. Lani Criasia, Mr. Steve Garabedian and Mr. Chris Cella. Mr. Scott Chase was absent. Also present was Jeanne M. Gniadek, Administrator.

Minutes: Motion made by Mr. Cella to accept the minutes of **October 21, 2019**. Motion seconded by Mr. McKeon. The vote was 2-0 in favor; Ms. Criasia and Mr. Garabedian abstained.

Village Variety: Ms. Gniadek informed the Board that the current owner has not renewed his food permit for 2020 and is now facing late penalties. When this was discussed with the owner he asked if he would be able to get back his money when the new owner takes over. Ms. Gniadek told him that she would ask the Board if they would be willing to pro-rate the fee.

Ms. Criasia noted that we have no way of knowing when or IF the new owner will take over and therefore did not believe that we should consider pro-rating this fee. Ms. Criasia and Mr. Cella both noted past compliance issues with this establishment.

Ms. Criasia made motion to require full payment of the Annual Permit fee and the \$50 Late Fee for Village Variety. Motion was seconded by Mr. Cella; the vote was all in favor.

Whitinsville Golf Club: Due to proposed renovations/replacement of equipment in the kitchen at the Golf Club Ms. Gniadek asked the Board to make a determination on whether the renovations triggered the external grease trap requirement cited in §201-4(D)(3) of the Board's health regulations. She stated that she spoke with the Building Inspector and he does not expect a building permit application to be obtained noting that if they are just switching out equipment then the necessary plumbing, gas and electrical permits would be necessary only.

The Board noted that within the past few years they have required several establishments to install external grease traps including New China Pacific, Grille 122, and The Valley Pub. Mr. Cella stated that this establishment should also be made to bring their kitchen into compliance due to the extensive amount of work being proposed.

Motion was made by Mr. Cella to require an external grease trap at the Whitinsville Golf Club due to the proposed kitchen renovation. Motion was seconded by Ms. Criasia; the vote was all in favor.

Tom Berkowitz Trucking: The Board reviewed the third party inspection report for this solid waste transfer station. Mr. Cella noted that the property looked great in the report and commented that no complaints regarding this facility have been received in the Board of Health. No action was necessary.

Planning Board Application – Retail Marijuana Dispensary: The Board reviewed the site plan and special permit application for a proposed retail marijuana dispensary to be located at 1096 and 1110 Main Street. Of concern to the Board was the use of the existing well to service the retail facility.

After much discussion the Board requested that the applicant supply information to the Board regarding the type of well, whether it is a dug or drilled well. They wanted to know the depth of the well. Water quality testing meeting new well requirements must be performed and a water quantity test must be performed. The Board also noted that the well was located under the driveway and will ask the applicant to provide information on how the well will be protected from contamination from the driveway. This information must be received and reviewed prior to determining whether the existing well can be utilized.

Quaker Street Landfill: The Board reviewed the Semi-Annual Maintenance and Monitoring Report and the Third Party Inspection Report for the Quaker Street Landfill.

The Board also reviewed the proposed budget for FY 2021 – an increase is proposed to address the Immediate Response Action Plan due to the 1,4-dioxane , PCE, and lead contamination found in adjacent drinking water wells.

Certificate of Compliance – 1790 Quaker Street: No action required – the certificate of compliance has been reviewed by the Board of Health engineer and has been signed off and released.

1084 Providence Road: The Board reviewed a Notice of Abandonment of Property which was issued by the new owners of this property to the prior owners allowing them to collect any belongings before the property was cleaned up. Ms. Gniadek noted that the property has been significantly returned to a clean and sanitary condition.

Vaping Products: Ms. Gniadek distributed to the Board the recent notice of promulgation of regulations governing vaping products. It was suggested that a simple letter be drafted for distribution to tobacco permit holders and that these letters be hand-delivered along with updated signage. Ms. Gniadek informed the Board that Health Agent Danielle Edmands is able to do this for the Board. The Board was in agreement to send Ms. Edmands to the retailers so that they understand what is permitted with regards to tobacco and vaping product sales.

American Legion Field – Trash Complaint: The Board reviewed an email from Bill Tartaglia regarding illegal dumping of trash at the American Legion field. Mr. Tartaglia noted that there are homeless and needles on the property as well. He questioned whether there was a fine for illegal dumping.

The Board noted that this is a police matter. That fines do exist for illegal dumping through state laws but that the Board does not enforce that. As far as removing the trash it was noted that state regulations mandate that the owner of a property is ultimately responsible for maintaining the property in a clean and sanitary condition (105 CMR 410.602(A)).

The Board instructed Ms. Gniadek to notify Mr. Tartaglia that they should be contacting the NPD and that under 602A, the owner of the property is responsible for maintaining it in a clean and sanitary condition. The NPD is to be copied on the email response.

Delinquent Permit Renewals: Ms. Gniadek provided the Board with a list of 2019 permit holders that have not yet been issued 2020 licenses either due to failure to pay outstanding taxes/water bills or have simply not returned their application for processing.

The Board discussed a policy change for next year in the hopes that fewer permit holders will be delinquent in returning their renewal applications.

The Board requested that Ms. Gniadek contact the permit holders and provide them with 7 days to renew or the Board will close their establishment.

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

Old & New Business: *None*

Correspondence: The following correspondence was distributed to the Board:

1. MassDEP – Sanitary Survey – West End Creamery
2. MDPH 2020 EEE Planning Forum Notice

There being no further business, motion to adjourn at 7:30 PM was made by Mr. Cella and seconded by Mr. Garabedian – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: January 6, 2020

A. Meeting Minutes

- 1) October 21, 2019 DRAFT Meeting Minutes

B. Food Establishments

- 2) Village Variety – *No documents*
- 3) Whitinsville Golf Club
 - a. BOH Regulations § 201-4
 - b. Kitchen Layout Plan
 - c. Equipment Specs

C. Tom Berkowitz Trucking

- 4) Third Party Inspection and Waste Ban Compliance Reports

D. Planning Board Applications

- 5) 1096-1110 Main Street – Retail Marijuana Dispensary
 - a. Site Plan Application
 - b. Special Permit Application
 - c. Whitinsville Water Company Letter (December 13, 2019)

E. Quaker Street Landfill

- 6) Maintenance and Monitoring / Third Party Inspection Reports
- 7) Projected Budget Estimates – DRAFT FY 2021 Budget

F. Title 5 Matters

- 8) 1790 Quaker Street – *No documents*

G. Old & New Business

- 9) 1084 Providence Road – Nelson Mullins “Notice of Abandonment” letter (11/18/2019)
- 10) Vaping Products –DPH Letter (12/11/2019) & Email (Ron O’Connor 11/27/19)
- 11) American Legion Field Complaint – Email Bill Tartaglia (11/21/2019)
- 12) Delinquent Permit Renewals – Spreadsheet noting delinquent renewal applications

H. Citizens’ Forum – *None*

I. Correspondence

- a. MassDEP – Sanitary Survey – West End Dairy, LLC
- b. MDPH Email – 2020 EEE Planning Forums