



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 April 5, 2022.

MEETING MINUTES - MARCH 15, 2022

This meeting was called to order at 5:15 PM by Ms. Lani Criasia, Chair. Other members present were Mr. Chris Cella, Mr. Steve Garabedian and Ms. Linda Lermond. Also present were Health Inspectors Ms. Danielle Edmands and Mr. Daniel Markman, and Jeanne M. Gniadek, BOH Administrator.

Meeting Minutes: Motion made by Mr. Cella to accept the minutes of **February 8, 2022.** Motion seconded by Mr. Garabedian. The vote was all in favor.

New China Pacific - Updates: The Board reviewed the most recent inspection of New China Pacific conducted by Roger Kwan, Food Safety Consultant on March 5, 2022, and the routine inspection conducted by Daniel Markman, Agent to the Board of Health on March 14, 2022.

Mr. Kwan noted that they are near perfect with the exception of one repeated violation. Mr. Markman's report noted several minor violations, none were Priority violations.

Ms. Edmands commented that they have come along way and other than the few minor violations noted there has been a very big improvement. Ms. Criasia questioned why there was a problem with the handling of the meat. Mr. Markman stated it is a labeling issue noting that the food once cooked has to go to 70°F within 2 hours and then to 41°F within the next 2 hours. So that has to be noted.

Ms. Criasia asked the Board if the establishment should still be inspected monthly. The Board agreed that it should. The Board also noted that Mr. Kwan is contracted through May or June so they are being inspected 2-3 times per month between Mr. Kwan and the Board's inspectors.

Advinia Care @ Northbridge: The Board reviewed correspondence received from Advinia Care including their most recent water testing results (January 25, 2022)

Ms. Lermond questioned whether they are following the CDC guidance for nursing homes which does allow for lower hot water temperatures. She noted that CDC allows the hot water temperature to be between 95 and 110°F. Bacteria growth occurs between 77 and 113°F.

Mr. Garabedian questioned the safety of the kitchen and its food service operations. Ms. Edmands informed the Board that the Food Service Director informed her that she left this facility and also informed her that the dishwasher is not meeting the 180°F temperature for sanitization. The Board instructed Ms. Edmands to conduct a comprehensive inspection the following day. Ms. Lermond asked that she check all sinks in kitchen as part of her inspection to determine their hot and cold water temperature.

The Board had the following questions for Mr. Jasinski and asked that Ms. Gniadek contact Mr. Jasinski for follow-up:

1. Have any additional water tests been conducted since January 25th?
2. What is the ETA for the proposed water treatment/disinfection system?
3. Have the filters been installed on the whirlpool baths allowing residents to take baths?
4. Can Mr. Jasinski provide more specific information as to what water lines are being flushed? Is it for the entire building or specific areas?
5. Is nursing facility following CDC guidelines for reduced water temperatures (95-110°F) throughout the facility?

Minimum Standards of Fitness for Human Habitation – 20 High Street: Present for this meeting was Mr. Mark Mercadante, owner of the property.

Mr. Mercadante was called to this meeting to discuss outstanding violations at this dwelling unit. Mr. Mercadante stated that he has installed weatherstripping to the sill of the window. He said that the first thing he did was check the heating system (forced hot air) to make sure that the return air from the basement was okay. Next, he contracted with a mold specialist to analyze and take samples of the mold and to try to determine cause. He noted that mold can come from the air, moisture, windowsills, etc. and that they can be an environmental or a building issue. He stated that there were 2 problems identified. The first was that the windowsills took on moisture. The second was that there is high humidity in the building. He read from an email he sent to Lynn Serpa, the microbiologist that prepared the mold report for him. He stated that the occupants are blocking the vents which is disturbing the flow and circulation of air through the dwelling unit. He stated that there are 2 adults and 2 children in a 2-bedroom apartment and that they have too much furniture and other belongings which is blocking the flow of air. Mr. Markman noted that he did not observe blocked vents at the time of inspection. He noted that the leg of the bureau was on a vent but that there was at least 6-inches between the floor and the bottom of the bureau. He further noted that the occupant kept this dwelling unit very clean.

Mr. Mercadante stated that he had this issue back in 2017 and that he took several corrective actions at that time including insulating crawl space under master bedroom, installed gutters and crushed stone and he installed mechanical ventilation in the bathroom.

Mr. Garabedian asked if mold was present in the bathroom. Mr. Markman and Mr. Mercadante stated that there was no mold found in the bathroom. Mr. Mercadante noted that the bathroom has natural (window) and mechanical ventilation.

The Board reviewed the outstanding violations with Mr. Mercadante. He stated that he installed the weatherstripping on the back screen door. He stated that the screen has been repaired and delivered to the occupant. Ms. Criasia advised him to install the screen himself to make sure that it gets done. Mr. Mercadante stated that the shower wall has been stripped and repainted with a mold resistant semi-gloss paint.

Mr. Mercadante stated that the occupant shares responsibility for the mold and that he is willing to share costs with them to complete the remediation of any mold. Mr. Cella stated that he felt that was fair and that he should share the mold testing report with the occupant. Mr. Mercadante stated that he intends to do that.

Ms. Criasia instructed Mr. Markman to cite the occupants if he sees the vents covered when he does his next reinspection.

Old & New Business: Ms. Gniadek informed the Board that Ms. Edmands was appointed as the Alternate **Inspector of Animals** by the Board of Selectmen.

A site visit of the **Quaker Street Landfill** is scheduled for Monday, March 21st at 2:30 PM with MassDEP.

Correspondence: The following correspondence was distributed to the Board:

- Notice of Planning Board meeting on March 22nd to consider the application of the Town of Northbridge for the Fire Station
- Central Mass Mosquito Control Project notice of aerial application of mosquito control larvicides – application to occur mid May 2022
- Updated Cease & Desist Order for Tobacco violations (email from Sarah McColgan -March 7, 2022)
- Confirmation of site visit on Saturday, March 19, 2022 at 9AM at the Berkowitz facility. (Email from James Berkowitz – March 10, 2022)

There being no further business, motion to adjourn at 6:40 PM was made by Mr. Garabedian and seconded by Mr. Cella – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

Next Meeting scheduled for: April 5, 2022 at 5:15 PM
(This will be an in-person meeting)

List of Documents utilized by Board of Health
Meeting Date: March 15, 2022

A. Approval of Minutes

- 1) February 8, 2022 DRAFT Meeting Minutes

B. Food Service Establishment Minimum Standards

- 2) New China Pacific Restaurant
 - a. Email from Roger Kwan (March 7, 2022)
 - b. Audit Report (Roger Kwan) dated March 5, 2022
 - c. Food Establishment Inspection Report – March 14, 2022

C. Advinia Care @ Northbridge

- 3) Updates / Reports
 - a. Letter from Advinia (not dated)
 - b. Water Testing Reports (2 pages)
 - c. Spec Sheet – Topax MC
 - d. Equipment Information Sheet – EasyPro Disinfection Cart/Panel
 - e. Diagram – Feed and Control for Injection of Liquid Chlorine Dioxide
 - f. Email (March 3, 2022) to David Jasinski
 - g. Email (March 4, 2022) to David Jasinski
 - h. Email (March 3, 2022) to Randy Swigor
 - i. Email (March 3, 2022) from Randy Swigor
 - j. Email (March 14, 2022) from David Jasinski

D. Housing Minimum Standards

- 4) 20 High Street
 - a. BOH Letter (March 8, 2022) re: Second Reinspection
 - b. CLS Mold Testing LLC – Air and Surface Sample Collection Report @ 20 High Street

E. Old & New Business – *No documents*

F. Citizen's Forum

G. Correspondence

Miscellaneous

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