



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 February 26, 2013.

MEETING MINUTES - January 22, 2013

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

Minutes: Motion made by Mr. Cella to accept the minutes of **December 11, 2012**. Motion seconded by Mr. Garabedian; the vote was 3-0 in favor.

Temporary Trailer Permit – West Hill Road, Lot #6: Ms. Gniadek informed the Board that the water quality and quantity results for the well at this property had been received. The Board, at their meeting on September 27, 2012, had required that the well be drilled and tested prior to the Board considering the application for placement of a temporary trailer on this property. The Board of Selectmen granted a Special Permit in accordance with § 173-47 of the Zoning Bylaws **subject to Board of Health approval** to Mr. Ross Smith to reside in a temporary trailer for a period not greater than 4 months, in accordance with § 173-15, while constructing a new home on this parcel.

Ms. Gniadek informed the Board that Mr. Smith has obtained a building permit for the construction of the new home on this property.

With regard to the temporary trailer, Mr. McKeon stated that the Board needs to consider the adequacy of potable water and on-site sewage disposal. The well has been tested so we now know it meets water quality standards. It was noted that there is an approved sewage disposal system plan on file for the new home.

Motion made by Mr. Garabedian to approve the temporary trailer application subject to it being connected to the approved potable well water supply that currently exists on this parcel and to further require that the trailer be connected to the on-site sewage disposal system; the Board of Selectmen are to be notified of this decision; and the Board of Selectmen are to be notified of our concern that a zoning violation exists due to the trailer already being on-site and being occupied since September 27, 2012 when Mr. Smith appeared before the Board and admitted to it being occupied by him and his wife and to question how this affects the 4-month period allowed under §173-15 of the zoning bylaws of the Town of Northbridge. This motion was seconded by Mr. Cella; the vote was all in favor.

Planning Board – Site Plan Review – Arcade Properties: The Board reviewed the Site Plan Application of Arcade Properties for the construction of a 2,180 square foot building for a maintenance garage, gas station, and convenience store to be located at 4 North Main Street in Whitinsville.

The Board stated that they had no concerns over this project other than to make the applicant aware of his responsibility to obtain Board of Health approval for the construction and permitting of the retail food establishment.

Quaker Street Landfill: The Board reviewed the Fall 2012 monitoring report of the Quaker Street Landfill conducted by Sovereign Consulting on November 1, 2012.

2012 Annual Report of the Board of Health: The Board reviewed the 2012 Annual Report of the Board of Health for 2012. Report was approved for filing with the office of the Town Manager for inclusion in the Town's 2012 Annual Report.

Correspondence: The following correspondence was distributed to the Board:

- *Parliamentary Procedure Guidelines*
- *Town of Northbridge Sexual Harassment Policy (This document will be mailed to those Board members not present at this meeting.)*

There being no further business, motion to adjourn at 7:45 PM was made by Mr. Garabedian and seconded by Mr. Cella – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: January 22, 2013

- 1) DRAFT Minutes of December 11, 2012 Meeting
- 2) Temporary Trailer Permit Application – West Hill Road
 - a) Building Permit Application
 - b) Board of Health Minutes – September 27, 2012
 - c) Zoning Bylaws – Section 173-47
- 3) Arcade Properties – 4 North Main Street
 - a) Review Report Form – Planning Board
 - b) Site Layout and Landscape Plan – prepared by Guerriere & Halnon, Inc. (12-3-2012)
- 4) Sovereign Consulting Landfill Monitoring Report (Cover Sheet and Report Summary pages 1-4)
- 5) 2012 Annual Report of the Board of Health and VNA
- 6) Correspondence
 - a) Parliamentary Procedure Guidelines
 - b) Town of Northbridge Sexual Harassment Policy