



TOWN OF NORTHBRIDGE BOARD OF HEALTH

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The Northbridge Board of Health approved these minutes at a meeting held March 19, 2013.

MEETING MINUTES - February 26, 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 **January 22, 2013**. Motion seconded by Mr. Garabedian; the vote was 3-0 in favor.

St. Camillus Adult Day Health Center – Plan Review: Present for this meeting was Gary Moyer, architect, William Graves and Bill Toth from St. Camillus. Ms. Gniadek informed the Board that Ms. Gilchrist conducted a plan review for the proposed adult day health center kitchen facilities to be located in the Linwood Mill complex. The kitchen is a dual purpose kitchen for occupation therapy and for serving their clients meals. Ms. Gilchrist has expressed concern that there is no 3-bay sink proposed. She submitted a memorandum to the Board expressing her concern.

Mr. Graves stated that all equipment will be brought back to St. Camillus for cleaning and the dishes and silverware will be washed in the commercial dishwasher so there is really no need for a 3-bay sink.

Mr. Garabedian stated that they must have a back-up at the facility. The 3-bay sink is a back-up to the dishwasher and the dishwasher serves as a back-up to the 3-bay sink. Mr. Garabedian stated that they could use a small 3-bay sink as the only equipment they state will remain at the facility is the dishes, glasses, and silverware.

Mr. Toth, food service director, stated that he prefers sending all the dishes back to St. Camillus if the dishwasher were to ever break down. He stated that he did not trust the sanitizing of dishes in a 3-bay sink.

Mr. Cella asked how much of an inconvenience it would be to install the 3-bay sink. Mr. Graves responded that since they also want to use this kitchen as a training area for their clients they will end up losing a lot of counter space. Mr. Cella asked where they would put the 3-bay sink if they were required to install one. Mr. Moyer provided a plan of the kitchen showing the 3-bay sink. Mr. Garabedian commented that the kitchen layout they provided is detailing a very small kitchen. Mr. Graves stated that it was designed that way as there will not be any food prep at this location.

After reviewing the plan, Mr. Garabedian agreed that a 3-bay sink should be required at this location. Mr. Cella questioned whether they could install a 2nd dishwasher as a back-up. Mr. Graves stated that they would have to consider the costs associated with that. Mr. Garabedian stated that a 3-bay sink is always a fail-safe back-up. Mr. Toth stated that it will never get used.

Motion made by Mr. Cella to accept the recommendation of Ms. Terry Gilchrist to require that this facility, the St. Camillus Adult Day Health Center, to be located at 670 Linwood Avenue, include a 3-bay sink within its kitchen layout. Motion seconded by Mr. Garabedian; the vote was all in favor.

West End Creamery: Present for this meeting was Greg VandenAkker, owner of West End Creamery, and Erik Jensen, certified water operator from Whitewater Inc.

The Board reviewed the **DEP Notice of Noncompliance** and the well water test results from a February 19th and a February 5th sampling. Mr. Jensen stated that he has taken another round of samples this day and expects the results within a day or two. The seven samples he has taken so far have passed with flying colors.

Ms. Gniadek informed the Board that the NON stipulates that Mr. VandenAkker must obtain written approval from DEP to open in 2013. The email thread provided to the Board by Mr. VandenAkker shows his request to DEP and their response which indicates their willingness to grant approval upon receipt of the results from today's water testing.

Mr. McKeon questioned the jaswell seal on the well. Mr. Jensen explained the well seal to the Board. He further stated that he has been sampling weekly and that DEP is requiring that they continue with the chlorination system for the time being. Mr. McKeon stated that he would prefer that the well test clean and have no need for a chlorination system. Mr. Jensen stated that he feels that will happen later in the year after establishing a clean record of water tests but assured the Board that while the chlorination system was on-line he inspected the system weekly.

Mr. VandenAkker stated that the reason he asked Mr. Jensen to come to this meeting is that he was very upset when he read the NON and noted that many of the problems were administrative and paperwork issues by Whitewater. He stated that Mr. Jensen has been his certified operator for many years and that he is familiar with the system and is very knowledgeable.

Ms. Gniadek informed the Board that Ms. Gilchrist will be conducting their opening inspection on Friday, March 1st but that the establishment will not be permitted to open until DEP approval is received.

Mr. Jensen provided the Board with the Public Notice Certification and the Drinking Water Notice which DEP recommended also be made available at the local Board of Health office.

Certificates of Merit 2013: Ms. Gniadek informed the Board that the following establishments have been issued Certificates of Merit: Dunkin Donut @ Hess, Dunkin Donut, Beaumont Rehabilitation & Skilled Nursing Center, Crystal Gas, Subway @ WalMart, and Dominos Pizza.

Minimum Standards of Fitness for Human Habitation – 30 Edgemere Avenue: HEARING: Present for this hearing was Mr. Christopher Romasco, owner of this property, and Ms. Christy Warren, occupant. Also present was Matthew Armendo, Health Agent.

Mr. Romasaco had requested a hearing before the Board after receipt of an Order to Correct violations cited under 105 CMR 410.000, Minimum Standards of Fitness for Human Habitation.

The Board reviewed the correspondence and the housing inspection report dated February 1, 2013 and a report of licensed electrician R.A. Morgan regarding cross-metering at this dwelling unit.

Mr. Romasco provided the Board with documentation from Valley Plumbing stipulating that upon his inspection of this property he determined that the electric hot water heater only serviced the 1st floor unit; the 2nd floor unit is serviced by a tankless heater from the boiler. Mr. Romasco also provided documentation that he contracted a licensed electrician to correct the cross-metering violations. He had a landlord meter installed and had all the common area lights placed onto that meter. He stated that the Northbridge Electrical Inspector was scheduled to inspect this work the following day.

Mr. Romasco stated that National Grid put the electric bill in his name and he asked that the Board of Health have that changed back. Mr. Romasco was informed that the Board of Health did not change the electric bill and that he would have to deal directly with National Grid to get that resolved. Ms. Gniadek asked Ms. Warren if she had provided the Board of Health report which cited the cross-metering violation to National Grid. She responded that she had.

Mr. Romasco also stated that he had installed a new hot water heater and an expansion tank. Mr. McKeon asked if he had obtained a plumbing permit. Mr. Romasco replied that he had not. Mr. McKeon stated that he needs to obtain a plumbing permit so that it can be inspected as our Agent is not an electrician nor is he a plumber.

Mr. Armendo asked about the status of the bathroom floor repair. Mr. Romasco stated that he would be completing that this week. He will lay a new sub floor and new tile. Ms. Warren commented that there is mold under the existing tile. The Board advised Mr. Romasco that he will need to remove the moldy flooring before replacing the subfloor and tile.

The dwelling unit is scheduled for a re-inspection on March 8, 2013. The issue of lead paint is to be addressed by the Childhood Lead Poisoning Prevention Program.

Health Inspector Hours: Mr. Matt Armendo, Health Inspector, requested that the Board consider increasing his minimum call out from 2 hours to 3 hours. Mr. McKeon stated that the Board would need to discuss that and review the budget before agreeing to that. Another option to consider would be a base salary paid out monthly. Ms. Gniadek stated that this is how the town's electrical inspectors and plumbing inspectors get paid.

Title 5 Bedroom Count Deed Restriction – 231 Prairie Street: Present for this meeting was Tom Ronan, property owner, and Ben Mueller, contractor. Mr. Ronan has submitted an application to renovate his basement. The current dwelling consists of 9 rooms and under Title 5 regulations, once a dwelling unit exceeds 8 rooms, the septic system is to be designed based on total number of rooms divided by 2 and rounded down. The renovation to the basement brings the property up to 12 rooms which would require a six (6) bedroom septic design. The current system is designed for four (4) bedrooms. Mr. Ronan is seeking permission to complete the renovation contingent upon a 4 BR deed restriction being placed on his property.

Motion made by Mr. Garabedian to approve the granting of a 4 Bedroom Deed Restriction for property located at 231 Prairie Street to allow the renovation of the basement which shall not include the addition of a bedroom. Motion seconded by Mr. Cella; the vote was all in favor.

Rabies Clinic: Ms. Gniadek informed the Board that the annual rabies clinic has been scheduled for Saturday, March 16, 2013 from 11:00 AM to 1:00 PM. The cost this year is \$15 per animal.

Inspector of Animals: Ms. Gniadek informed the Board that Kate Hawkins, the Inspector of Animals, has submitted her resignation. An advertisement for this position is posted at Town Hall, on the Town's web site, and on the government cable channel.

Greater Grafton MRC: Ms. Gniadek informed the Board that she had a meeting with the Greater Grafton Medical Reserve Corp (GMRC) to discuss recruitment of volunteers. The GMRC member towns are Grafton, Northbridge, Westboro, Sutton, & Upton. Letters and postcards will be going out to our current volunteer listing as well as medical professionals listed in the census encouraging them to enroll in MA Responds.

Correspondence: The following correspondence was distributed to the Board:

- *MHOA Email – Electronic Cigarettes*

There being no further business, motion to adjourn at 8:20 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: February 26, 2013

- 1) DRAFT Minutes of January 22, 2013
- 2) St. Camillus Adult Day Health Center
 - a) Email Memo from Terry Gilchrist
 - b) Email to Gary Moyer regarding plan review
 - c) Kitchen layout for Health Center at 670 Linwood Avenue
- 3) West End Creamery
 - a) DEP Notice of Noncompliance (NON) – Dated: February 15, 2013
 - b) Well Water Analysis: February 19, 2013
 - c) Well Water Analysis: February 5, 2013
 - d) Email from Greg VandenAkker regarding DEP NON – Dated: February 26, 2013
- 4) Certificates of Merit Award Recipients
- 5) 30 Edgemere Avenue – Hearing on Housing Complaint
 - a) Letter dated February 14, 2013 to Mr. Romasco
 - b) Letter from Mr. Romasco requesting a hearing
 - c) Housing Inspection Report dated February 1, 2013 with pictures
 - d) R.A. Morgan Electrician – regarding cross-metering
 - e) Electrical Work Order – Derek Charbonneau
 - f) Plumbing Report – Valley Plumbing & Heating
- 6) Health Inspector Hours – *No documents provided*
- 7) 231 Prairie Street
 - a) Layout of Basement remodel
 - b) Assessors Field Card
 - c) DRAFT Deed Restriction
- 8) Rabies Clinic Flyer
- 9) Email from Kate Hawkins resigning from position/Advertisement for Inspector
- 10) GMRC Recruitment Campaign – Draft Letters to be sent to volunteers & medical professionals
- 11) Correspondence
 - a) MHOA Email – Electronic Cigarettes