



TOWN OF NORTHBRIDGE BOARD OF HEALTH

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The Northbridge Board of Health approved these minutes at a meeting held August 5, 2014.

MEETING MINUTES ~ June 10, 2014

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

Minutes: Motion made by Mr. Garabedian to accept the minutes of **April 29, 2014**. Motion seconded by Mr. Chase; the vote was 3-0 in favor. Ms. Thompson abstained.

Domino's Pizza – Inspection Report Review: Present for this meeting was Mr. Jeff Dufficey, owner of this franchise. Mr. Dufficey was asked to appear before the Board for a review of past inspections conducted at this establishment by Ms. Terry Gilchrist, the Health Inspector.

Mr. Dufficey stated that he feels that there is an adversarial relationship between the health inspector and his business. He stated his frustration over the recent closure due to there being no hot water in the business. Mr. Garabedian stated that when a food establishment does not have hot water, then they need to close. They are suppose to notify the Board of Health of the problem. Mr. Dufficey stated that he felt that he should have been granted time to fix the problem and that Ms. Gilchrist should not have shut down the business and that she should have gone back sooner than the following day to allow him to re-open. Mr. Garabedian stated that he would not have gone back out the same day if he were no longer in town and defended Ms. Gilchrist's action in this matter.

Ms. Gniadek informed the Board and Mr. Dufficey that Ms. Gilchrist's frustration lies with the repeat re-inspections due to the establishment's failure to correct violations cited in the routine inspection report. She cited the example that in the case of the food manager certification being posted Ms. Gilchrist went out on 3 separate occasions and the certification was still not posted. Mr. Dufficey stated that the General Manager in charge of that has since been fired.

Mr. Dufficey stated that they do not do any food prep in this establishment, everything comes pre-packaged and ready to make. Mr. Chase commented that if that is the case, then there should be no reason that the establishment isn't found in a clean and sanitary condition at each inspection.

New China Pacific Restaurant - Update: Mr. McKeon informed the Board that on Saturday, June 7th, he and Mr. Chase accompanied Ms. Terry Gilchrist (Health Agent) and Ms. Gniadek on a walk-through of the New China Pacific Restaurant. The Board reviewed the notes taken by Ms. Gniadek. It was felt that Mr. Jackie Lee, owner, has a good understanding of what is needed in order to proceed with the construction necessary to bring this establishment into compliance.

Food Establishment Inspection Policy – Consider Amendments: The Board tabled this matter to their next meeting.

Food Establishment Inspection Reports – Posting to Web Site – Discussion: The Board tabled this matter to their next meeting.

Plan Review Application – Revised Form: The Board reviewed the revised Plan Review Application form prepared by Ms. Gniadek.

Motion made by Mr. Chase to approve use of this revised form. Motion seconded by Ms. Thompson; the vote was all in favor.

Minimum Standards of Fitness for Human Habitation – 14 Forest Street – Hearing Request: Present for this hearing was Ms. Jennifer Moore, owner of the property; she was accompanied by Mr. Mark Anderson.

Ms. Moore stated that all violations cited have been corrected except for the chronic dampness in the basement. She stated that she felt that the inspector cited that the furnace was in water based on what he was told by the tenant, not by what he actually saw. She stated that her contractor was present during the inspection and that he informed her that the furnace was not sitting in water at the time of the inspection. In reviewing the photos the Board noted dampness in the cellar but did not note that the furnace was actually sitting in water.

The Board advised Ms. Moore that the chronic dampness issue still needs to be addressed and suggested that she install a de-humidifier. Since the owner is responsible for alleviating the chronic dampness, Ms. Moore would need to install a separate landlord meter.

The re-inspection is scheduled for June 16th subject to confirmation with the tenant. Ms. Moore asked that she be notified of the date and time of the re-inspection.

Title 5 – 54 Rocky Road – Building Permit Application: Mr. McKeon abstained from this discussion as he was the installer of the original septic system on this property in 1972.

The Board reviewed the report of Malley Engineering regarding necessary steps to bring the on-site sewage disposal up to code to allow for the addition of one (1) bedroom to this property.

Mr. Michaud stated that the original system is a tank with two leaching pits. He stated that the leaching pits didn't work so he added a trench, then he added another trench, and then 12-15 years ago he added a third trench. It was noted that Mr. Michaud did not obtain any permits for this work.

The Board noted that the report of Malley Engineering provided two options – the first being that what has been installed be certified, a comprehensive as-built to be submitted, along with sieve analysis on fill used in the trenches; the second being that Mr. Michaud proceed with a soils evaluation test and septic design for a new system to accommodate the additional flow (the property would be going from 440 GPD to 550 GPD).

Ms. Thompson made motion to require a soils evaluation, to be followed with a plan design, and then installation of the new system by a licensed installer. Motion seconded by Mr. Chase; the vote was 3-0 in favor.

VNA Contract for Fiscal Year 2015: Ms. Gniadek provided the Board with the contract for nursing services from the VNA for Fiscal Year 2015. Ms. Gniadek noted that there had been no increase in the annual contract rate and that it remains at \$7,000.

Motion made by Mr. Chase to sign contract with VNA for nursing services in FY 2015. Motion seconded by Ms. Thompson; the vote was all in favor.

Quaker Street Landfill May 2014 Report: The Board reviewed the May 2014 Landfill Monitoring report for the Quaker Street landfill. It was noted that the annual inspection found that one of the gas vents had been knocked over. Ms. Gniadek informed the Board that the repair work for the gas vent has been scheduled with Sovereign Consulting.

Correspondence: The following correspondence was distributed to the Board:

- *Letter from 96 Thurston Avenue re: Deane Way subdivision concerns*

There being no further business, motion to adjourn at 8:40 PM was made by Mr. Chase and seconded by Mr. Garabedian – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: June 10, 2014

- 1) DRAFT Meeting Minutes of April 29, 2014
- 2) Dominos Pizza
 - a. Summary Sheet of Inspections
 - b. Inspections 2013 through 2014
- 3) New China Pacific Restaurant – Memorandum for File prepared by Ms. Gniadek re: June 7th walk-through
- 4) Food Establishment Inspection Policy – current policy
- 5) Posting of inspection reports to web site – *No documents*
- 6) Plan Review Application – revised application with proposed amendments
- 7) 14 Forest Street – Housing Inspection report, photos, letter requesting hearing
- 8) 54 Rocky Road – Memorandum from Malley Engineering
- 9) VNA Contract FY 2015
- 10) Quaker Street Landfill – May 2014 report
- 11) Correspondence
 - a. Letter re: Deane Way