



TOWN OF NORTHBRIDGE BOARD OF HEALTH

Aldrich School Town Hall Annex - 14 Hill Street
Whitinsville, MA 01588
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The Northbridge Board of Health approved these minutes at a meeting held November 18, 2014.

MEETING MINUTES - October 14, 2014

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

Minutes: Motion made by Ms. Criasia to accept the minutes of **August 28, 2014**. Motion seconded by Mr. McKeon; the vote was 2-0 in favor. Mr. Garabedian abstained.

Motion made by Mr. Garabedian to accept the minutes of **September 16, 2014**. Motion seconded by Ms. Criasia; the vote was 3-0 in favor.

24 Hillside Drive: Minimum Standards of Fitness for Human Habitation – Order to Repair Municipal Sewer Line: Ms. Gniadek informed the Board that an Order sent to the owner of this property to repair the sewer line and to attend this meeting have gone unanswered. She presented the Board with photos taken of the raw sewerage on the front walkway of this home at 24 Hillside Drive that were taken October 8, 2014 with Mark Kuras, Superintendent of Sewers.

The Board discussed the issuance of a Condemnation Order and the filing of a Temporary Restraining Order against the owner to abate this public health nuisance.

Motion made by Mr. Garabedian to proceed with filing Temporary Restraining Order with Housing Court against property owner for failure to repair sewer line. Motion seconded by Ms. Criasia; the vote was all in favor.

Whitinsville Golf Club – Food Establishment Inspection Report Review (Cont. from September 16, 2014 meeting): The Board reviewed the Food Establishment Re-Inspection report dated September 6, 2014 for the Whitinsville Golf Club. The issue of the Board ordering quarterly inspections at this establishment due to the citing of seven critical violations on their Routine Inspection report was continued to this meeting to allow time for review of the re-inspection report for this establishment.

The report notes that only one violation remains to be corrected – the Routine report had cited 22 total violations. The Board was satisfied with the progress made to address the violations.

Motion made by Mr. Garabedian to continue with the standard twice annual inspection schedule at this time. Motion seconded by Ms. Criasia; the vote was all in favor.

Sparetime Recreation: The Board reviewed the Inspection Report of Ms. Terry Gilchrist noting that the owner of this establishment, Kenneth Couture, closed the establishment during the inspection.

This establishment no longer holds a retail food permit since its change in ownership. The previous owner, Wayne Couture, returned all permits to town departments when he closed the business.

Ms. Gniadek informed the Board that Mr. Couture was invited to attend this meeting, however the notification sent to the establishment at 117 Church Street was returned to the Board of Health office as un-deliverable due to “no mail receptacle”. Ms. Gniadek forwarded the letter to Mr. Couture’s Hill Street address but was unsure if the mail had reached him in time for this meeting.

Mr. McKeon requested that Mr. Garabedian accompany Ms. Gilchrist to complete an inspection of this establishment and to discuss the permitting requirements with Mr. Couture.

Sammy’s Restaurant: Mr. McKeon informed the Board that in error he and Ms. Gilchrist had granted an extension of a plumbing code requirement when they conducted an opening inspection of this establishment. The extension was for 3-months for the installation of the required commercial garbage disposal unit.

Mr. McKeon also informed the Board that there is limited access to the basement where the grease interceptors are located.

The Board agreed to send a letter to the owner of this establishment providing them with a 3-month extension for the installation of the garbage disposal unit and also ordering them to provide safe access to the basement for the inspector so that she can properly conduct her inspection of this establishment.

Commercial Garbage Disposal Units in Food Establishments: Ms. Gniadek presented the Board with a copy of the State Plumbing Code governing commercial garbage disposal units in food establishments with seating capacity of 20 or more. This was presented at the request of the Northbridge Plumbing Inspector to ensure that both departments are aware of this requirement due to the error made in granting an extension to Sammy’s Restaurant.

Food Establishment Inspection Policy Review: The Board reviewed the current food establishment inspection policy to consider amendments.

Motion made by Mr. Garabedian that current policy continue with no amendments at this time. Motion seconded by Ms. Criasia; the vote was all in favor.

Food Establishment Inspection Reports – Discussion: Posting to Town Web Site: The Board discussed the posting of food establishment inspection reports on the Town web site. No action was taken on this matter.

Linwood Mill Apartments - Update: Ms. Gniadek informed the Board that with regard to the evaluation of the HVAC system within this complex she has received notice that temperature data loggers were placed in several units and that once they review and analyze that data, a summary report will be presented to the Board.

There were two residents present at this meeting to discuss their concerns with regard to an on-going bed bug issue within this complex. Ms. Gniadek informed the Board that it is her understanding from the property manager that the issue began last year on the first floor – no complaints were made with the Board of Health office at that time.

Ms. Gniadek stated that a 2nd floor tenant called the office last week regarding bed bugs because they are now in her unit. Liz Rheume, the property manager, informed the office that the unit was being inspected on October 10th and would be treated on October 13th. These reports have been filed with the Board of Health office.

Ms. Gniadek also informed the Board that Ms. Rheume has now scheduled the entire 2nd floor for inspection by the pest control company and has also set up an informational meeting for all residents to be held on Monday, October 20th at 3:00 PM.

Mr. Garabedian explained that the pest control company can only treat what they find, that they cannot treat the entire floor or entire complex if there are no bugs present. The residents expressed their concern that this is not being handled properly by the management company.

Ms. Gniadek stated that she would likely attend the informational meeting if no other Board member can attend so that she can report back to the Board with an update.

Composting Facility – 760 Providence Road: The Board was presented with a copy of the Department of Environmental Protection (DEP) application for permitting of a compost facility at 760 Providence Road. The applicant is John Mullen of The Landscape Depot. Mr. McKeon stated that the Board should wait for a response from DEP since the application has been filed with that agency.

Quaker Street Landfill – Upcoming Inspection, Maintenance & Monitoring: The Board reviewed a proposal from Sovereign Consulting to conduct an inspection of the Quaker Street landfill.

Motion made by Ms. Criasia to proceed with proposal as presented. Motion seconded by Mr. Garabedian; the vote was all in favor.

Flu Clinic: Ms. Gniadek informed the Board that there were 97 attendees at the October 7th flu clinic.

Correspondence: The following correspondence was distributed to the Board:

- *October 28, 2014 Town Meeting Warrant*
- *October 8, 2014 Letter re: Sutton Street properties*
- *Email from S. Susienka re: Town Meeting Warrant Article Motion*

There being no further business, motion to adjourn at 8:35 PM was made by Ms. Criasia and seconded by Mr. Garabedian – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: October 14, 2014

- 1) DRAFT Meeting Minutes of August 28, 2014
- 2) DRAFT Meeting Minutes of September 16, 2014
- 3) Hillside Drive
 - a. Order (August 21, 2014) to repair sewer line
 - b. Letter to Owner (October 1, 2014) to attend BOH meeting
 - c. Photos of raw sewerage on walkway at 24 Hillside Drive
 - d. Draft Temporary Restraining Order
- 4) Whitinsville Golf Club: Food Establishment Re-Inspection Report (September 6, 2014)
- 5) Sparetime Recreation
 - a. Letter to Sparetime/Kenneth Couture (October 1, 2014)
 - b. Food Establishment Inspection Report (September 6, 2014)
- 6) Sammy's Restaurant
 - a. Inspection Report dated September 26, 2014
 - c. DRAFT Letter to Sammy's re: garbage disposal unit & basement access
- 7) Commercial Garbage Disposal Units – 248 CMR 10.10(8) (State Plumbing Code)
- 8) Food Establishment Inspection Policy dated January 1, 2011
- 9) Posting of Food Reports on Web Site – *No documents provided*
- 10) Linwood Mill Apartments
 - a. Letter (September 22, 2014) to Peabody Properties
 - b. Email dated September 18, 2014
 - c. Email dated October 7, 2014
 - d. Bed Bug Letter (Anonymous)
- 11) Compost Facility – 760 Providence Road – Copy of DEP Application
- 12) Quaker Street Landfill – Email dated October 8, 2014 from Sovereign Consulting
- 13) Flu Clinic – Flyer noting 97 total attendees at October 7th clinic
- 14) Correspondence
 - a. Town Meeting Warrant
 - b. October 8, 2014 letter re: Sutton Street property
 - c. Email: Sharon Susienka – re: Article 12 Motion for Town Meeting