



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, 2016.

MEETING MINUTES - March 8, 2016

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

Minutes: Motion made by Ms. Criasia to accept the minutes of **February 2, 2016**. Motion seconded by Mr. Cella; the vote was 4-0 in favor. Mr. Chase abstained.

Housing Minimum Standards – 42 Cottage Street: Ms. Gniadek informed the Board that the owner of this property contacted the office to state that they would not be attending this meeting.

Food Service Standards – Brian's Restaurant – Grease Trap: Present for this meeting was Marty Green, Leasing Agent, Nancy Labonte, owner of the property (91 Providence Road, Linwood), her daughter and grandson as well as George Diego, the prospective tenant. Mr. Diego owns and operates the Roast House in Blackstone, MA and Woonsocket, RI.

Mr. Green stated that they were present this evening to request a variance from the health regulations requiring an external grease trap at this location stating that it would be an economic hardship and that space and land to place the trap are limited. He noted that the building was built in 1910 and that there is very little land where they can install an external grease trap. He further noted that there appears to be ledge behind the building and that estimates that they have received include \$4,000 for the required engineering work and quotes to install the system range from \$40,000 to \$100,000.

Ms. Criasia questioned whether they had any documentation to support these statements. Ms. Labonte stated that they do not – they have only had verbal discussions.

The Board questioned the location of the kitchen and whether there was a full basement beneath it. Ms. Criasia received two different responses – that there was a slab under the kitchen and that there was a crawl space under the kitchen. It was unclear as to whether the kitchen was in the rear of the facility or in the middle of the facility based on the responses provided to the Board.

Mr. McKeon stated that they enforced this regulation when the New China Pacific Restaurant was remodeled. He further noted that Hawks Nest Tavern, which is changing ownership, is also being required to comply with this regulation.

Mr. Diego stated that he has Big Dipper units in his two other facilities and that they work extremely well as a grease recovery system. He stated that Brian's Restaurant also has Big Dipper units and that they are over-sized for the operation. He requested that the Board allow him to continue to use the Big Dipper units without the costly installation of an external grease trap.

Mr. Diego also questioned whether the China Pacific Restaurant had Big Dipper units prior to their renovation. Mr. McKeon informed him that they did.

Mr. McKeon noted that all you need is a 10-foot setback to install an external grease trap. He questioned what rights were available with the right-of-way shown on the plan presented to the Board. Mr. Green stated that he did not know.

Ms. Criasia questioned the marking of a manhole on the plan to the rear of the facility and questioned what the manhole was for. Mr. Green stated that he did not know.

Mr. Green stated that this establishment has been vacant since October 2014 and that is the fault of the Board due to this regulation. The Board again questioned this statement without any supporting documentation noting that this is the first time he has appeared before the Board to discuss this facility.

The Board expressed concern that issuing a variance would set a precedent and also the fairness of requiring the China Pacific and Hawks Nest to install a trap and then shortly after allow this establishment to forego this requirement. They also expressed concern that there was no supporting documentation presented to the Board for their consideration of this request.

Motion made by Mr. Garabedian to deny request for variance. Mr. Chase questioned if Mr. Garabedian meant to deny at this particular time. Discussion ensued. There was no second on this motion.

Motion made by Mr. Chase to table this matter in order to gather additional information. Motion seconded by Mr. Cella; the vote was all in favor.

Tom Berkowitz Trucking – Transfer Station – Semi-Annual Inspection Report: The Board reviewed the semi-annual inspection report of the transfer station operated by Tom Berkowitz Trucking at 279 Douglas Road. No action required at this time.

Annual Rabies Clinic: Ms. Gniadek informed the Board that the annual low-cost rabies clinic has been scheduled for Saturday, March 26, 2016 from Noon to 2:00 PM.

Citizens' Forum: *No one present for Citizen's Forum.*

Old & New Business: *None.*

Correspondence: The following correspondence was distributed to the Board:

➤ *None*

There being no further business, motion to adjourn at 8:25 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: March 8, 2016

A. Meeting Minutes

1) February 2, 2016 DRAFT Meeting Minutes

B. Housing Minimum Standards – 42 Cottage Street

2) Order to Correct (February 18, 2016) / Hearing Letter (February 26, 2016) / Email Re: Hearing Request (February 25, 2016) / Reliable Maytag Invoice (January 14, 2016) / Northbridge Fire Department Letter (March 1, 2016)

C. Food Service Standards – Brian's Restaurant

3) Email from Marty Green (February 25, 2016) / Document titled "Brian's Restaurant – Required Updates" / BOH Regulations 201-4 Re: Grease Traps / Memorandum Request for Variance presented to Board from Marty Green with 2 maps

D. Old & New Business

4) Semi-Annual Inspection Report – Waste Transfer Station – Berkowitz Trucking

5) Annual Rabies Clinic Flyer – March 26, 2016

E. Citizens' Forum – none

F. Correspondence