



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 July 12, 2016.

MEETING MINUTES ~ June 14, 2016

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

Minutes: Motion made by Mr. Cella to accept the minutes of **May 17, 2016**. Motion seconded by Mr. Garabedian; the vote was all in favor.

Housing Code 410.602(A): 51-53 Border Street: Ms. Gniadek informed the Board that this matter was heard in Housing Court on June 9, 2016. The defendants did not appear. The judge granted them until September 30th to clean the property. A Preliminary Injunction was issued that will need to be served to the defendants. Mr. Armendo inspected the property prior to the court hearing and noted that significant progress has been made. The occupants stated that they would need a few more weeks to clean it all up.

Housing Code 410.602(A): 42-44 Pine Street: Ms. Gniadek informed the Board that this matter was heard in Housing Court on June 9, 2016. The defendants (property owners) were present. Mr. Armendo inspected the property prior to the court hearing and was prepared to dismiss the case. However, the judge questioned whether the Board of Health had inspected the interior of the dwelling unit - her concern being that the tenant might be a hoarder. Since the Board of Health had not inspected the dwelling unit the judge ordered that the occupant of 42 Pine Street be added as a defendant. She issued a Preliminary Injunction to be served upon the defendants (owners and tenant) requiring that the Board of Health inspect the dwelling unit on June 20, 2016 in the presence of Tim Dunn, a housing specialist. Ms. Gniadek stated that the Northbridge Police Department is in the process of serving the Preliminary Injunction to both defendants. The case was continued to June 30th.

Housing Code 410.602(A): 686-692 Linwood Avenue - Dumpster: Ms. Gniadek informed the Board that a new Order was issued to this property owner as she was unable to issue a non-criminal ticket as the original order did not cite a section of the housing code and non-criminal tickets can only be issued against local town bylaws. She stated that Mr. Armendo will re-inspect this property on June 16, 2016. Ms. Criasia asked if the office had received any more complaints. Ms. Gniadek responded that no new complaints have been received.

Permit to Keep Farm Animals – Harratti – Hill Street: Ms. Gniadek informed the Board that the outstanding taxes on this property have been paid. She stated that she spoke with the property owner and that he has installed additional fencing to keep the chickens on his property. Ms. Gniadek also stated that she contacted the Police Chief to get an update on whether his department is still receiving complaints about chickens in the road.

Chief Warchol informed her that they have not received any recent complaints on the chickens however, on June 6th they received a complaint that one of the sheep was in the road.

Planning Board – Hills at Whitinsville: The Board reviewed a memorandum from the Town Planner regarding the Hills at Whitinsville subdivision and the Planning Board's consideration of the issuance of a Certificate of Completion. This subdivision is serviced by municipal water and sewer; no Board of Health issues with this subdivision.

Planning Board – Sunrise Estates – Preliminary Subdivision: The Board reviewed the preliminary subdivision plans entitled "Sunrise Estates" to be located off South Tessier Street and Fowler Road consisting of 72 single-family homes on 56.99 acres. Property is to be serviced by municipal water and sewer. No additional action by the Board is required at this time.

Planning Board – Douglas Road – Self-Storage Complex – Site Plan Review: The Board reviewed the Site Plan application for a proposed self-storage complex to be located on 2 parcels at the intersection of Douglas Road and Castle Hill Road. No action required by the Board at this time.

Planning Board – Linwood Mill Lofts – Brewery: The Board reviewed the Special Permit (modification) application for change in use to the Linwood Mill Lofts to allow a brewery to be located within the existing 2-story accessory building of the Linwood Mill Complex. Ms. Gniadek informed the Board that Terry Gilchrist, Health Agent, has met with the proposed brewery owners – her report was reviewed by the Board.

VNA Contract – Fiscal Year 2017: Ms. Gniadek informed the Board that the VNA contract for Fiscal Year 2017 remains at the same contract price of \$7,000.

Motion made by Mr. Cella to accept contract for FY 2017. Motion was seconded by Mr. Garabedian; the vote was all in favor.

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

Old & New Business: *None.*

Correspondence: The following correspondence was distributed to the Board:

- Department of Health I Human Services - National Health and Nutrition Examination Survey
- CHNA 6 – Monthly Newsletter

There being no further business, motion to adjourn at 8:05 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: June 14, 2016

A. Meeting Minutes

- 1) May 17, 2016 DRAFT Meeting Minutes

B. Housing Code 410.602(A)

- 2) 51-53 Border Street – Preliminary Injunction – Dated: June 9, 2016
- 3) 42-44 Pine Street – Preliminary Injunction – Dated: June 9, 2016
- 4) 686-692 Linwood Avenue – Order – Dated: May 23, 2016

C. Permit to Keep Farm Animals

- 5) Order dated May 18, 2016 – 1316 Hill Street – Mustafa Harratti

D. Planning Board

- 6) Hills at Whitinsville – Memorandum – June 3, 2016 – RE: Certificate of Completion
- 7) Sunrise Estates – Review Report Form – Preliminary Subdivision Review
- 8) Self-Storage Complex – Review Report Form – Site Plan – Douglas Road
- 9) Linwood Mill Lofts – Review Report Form – Change In Use – Brewery & Food Establishment
Inspection Report (dated 4-15-16)

E. Old & New Business

- 10) VNA Contract Fiscal Year 2017

F. Citizens' Forum – none

G. Correspondence

- 11) Department of Health & Human Services – National Health and Nutrition Examination Survey
- 12) CHNA 6 Monthly Newsletter – June 2016