



## 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 June 11, 2013.*

### MEETING MINUTES - May 14, 2013

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

**Minutes:** *Motion made by Mr. Garabedian to accept the minutes of April 9, 2013. Motion seconded by Mr. McKeon; the vote was 2-0 in favor.*

**273 Providence Road – Update:** Ms. Gniadek informed the Board that at the last court hearing, Mr. Bosma was ordered by the judge to have the property cleaned by the end of April and that failure to do so would likely result in him going to jail as the judge implied that day that if the wagon had not already left that Mr. Bosma would have been placed in it and sent to jail that day for not complying with the Order issued by the Board of Health and the Court.

The Board reviewed past and current pictures of the property. Ms. Gniadek informed the Board that Matthew Armendo, Health Inspector, visited the property on May 13, 2013 and noted that progress had been made but the owner has not completely cleaned up the property. The Board noted that it has been at least two years that they have been trying to get this owner to clean up his property.

**Motion made by Mr. Garabedian to file complaint in Housing Court. Motion seconded by Ms. Thompson; the vote was 3-0 in favor.**

**670 Linwood Avenue – Mill Apartments – Update:** Ms. Gniadek provided an update to the Board regarding the complaints received in the Board of Health office from numerous residents of this dwelling unit. Of the four original complaints, all have been issued Letters of Compliance as of May 13, 2013. The other five complaints are due to be re-inspected the first week in June. The major issues have been debris from the crevices in the ceilings and the difficult operation of the windows. Ms. Gniadek informed the Board that the architect argued that the windows are historical and large and they will not be able to function like your average window. She stated that she informed him that the code requires that they open and close fully without excessive effort and that if the repairs are not made to the Board's satisfaction then he can argue his case before the judge and let him make the final decision. Ms. Gniadek informed the Board that when Matthew Armendo conducted his re-inspection of 3 units on May 13, 2013, the windows were fixed to operate properly.

**Cumberland Farms Renovations:** Ms. Gniadek informed the Board that Terry Gilchrist has conducted a Plan Review on the proposed renovations of the Cumberland Farms store located on Providence Road. The store will be expanding into two of the currently vacant store fronts and will be expanding their food offerings. Two booths are shown on the plan and they are adding two bathrooms.

**Site Plan Review – 546 Providence Road:** The Board reviewed the Site Plan for 546 Providence Road for the construction of a 2,000 square foot storage unit and a 2,500 square foot self-storage unit at this location. No action required by the Board.

**Quaker Street Landfill – Mowing:** Ms. Gniadek informed the Board that she has received two prices for the mowing of the Quaker Street landfill. Mr. Edward Lubelczyk, the contractor who mowed the site last year, has agreed to mow it again this year for the same price of \$1,000. T-Corp. has submitted a proposal for \$1,650.

**Motion made by Ms. Thompson to contract with Mr. Lubelczyk for the mowing of the Quaker Street landfill, work to be completed prior to June 30, 2013. Motion seconded by Mr. Garabedian; the vote was all in favor.**

**Inspector of Animals – Reports:** Ms. Gniadek provided the Board with a Memorandum from Rochelle Thomson, Inspector of Animals, regarding an incident on May 9, 2013. Ms. Gniadek also shared with the Board an Incident Report completed by Ms. Thomson with regard to a quarantine she issued. Ms. Gniadek provided these documents to the Board to make them aware of how thorough their newly appointed inspector is being with respect to her position.

**Correspondence:** The following correspondence was distributed to the Board:

- *Memorandum from Northbridge Conservation Commission regarding Burdon Pond (Present for discussion and/or response to questions which may arise from the Board were Howard & Andrea Fease and Steven & Linda Dzicek)*
- *DEP System Modification Approval issued to the Whitinsville Water Company for the Whitin Wellfield Treatment Facility off Carr Street*
- *Outbreak Anarchy Exercise – June 19, 2013 from 9AM - Noon – Invitation to Attend/Participate*

*There being no further business, motion to adjourn at 7:25 PM was made by Mr. Garabedian and seconded by Ms. Thompson – all in favor.*

*Attested by,*

*Jeanne M. Gniadek, Administrator*

*List of Documents utilized by Board of Health*  
*Meeting Date: May 14, 2013*

- 1) DRAFT Minutes of April 9, 2013
- 2) 273 Providence Road – pictures from April 2011, January 2013, & May 2013
- 3) 670 Linwood Avenue – Mill Apartments – Spreadsheet detailing complaints
- 4) Cumberland Farms – Renovation Plan
- 5) 546 Providence Road – Site Plan report form and Site Plan of property
- 6) Landfill Mowing Estimates – Edward Lubelczyk and T-Corp.
- 7) Inspector of Animals Reports
  - a) May 9, 2013 Memo – Batchellor Road
  - b) Quarantine Incident Report - Hemenway
- 8) Correspondence
  - a) Memorandum – Conservation Commission – Burdon Pond
  - b) DEP System Modification Approval – Whitin Wellfield
  - c) Outbreak Anarchy Exercise Invitation