



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 May 12, 2015.

MEETING MINUTES ~ April 14, 2015

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, Ms. Lani Criasia, and Mr. Chris Cella. Also present was Jeanne M. Gniadek, Administrator.

Minutes: Motion made by Mr. Garabedian to accept the minutes of **March 3, 2015**. Motion seconded by Mr. Cella; the vote was 5-0 in favor.

Tobacco Youth Access Compliance Checks: The Board reviewed tobacco youth access compliance checks conducted on March 7, 2015. Two permit holders failed to request ID and sold cigarettes to under-aged individuals. These stores were Cellar Sooper and Trading Post General Store. Each was issued a non-criminal disposition ticket in the amount of \$100 – both stores have paid their fines.

Present for this meeting representing **Cellar Sooper** was Brenda McAuliffe, owner. Ms. McAuliffe stated that her employee made a mistake by not asking for ID. Mr. Cella asked if the employee had been trained. Ms. McAuliffe stated that the employee has received TIPS training for the sale of alcohol so he has been trained on how to check IDs. She also stated that it is posted at the cash register.

Present for this meeting representing **Trading Post General Store** was Shawn Floody, owner. Mr. Floody stated that it was his mother, Janet Floody, that sold the cigarettes and she explained to him that it happened when two people were in and that they showed ID to her.

Ms. Gniadek informed the Board and Mr. Floody that compliance checks follow strict guidelines established by the Department of Public Health and at no time are the youths instructed to lie or to present false ID. Ms. Criasia noted that the compliance check form indicated that the store clerk did not ask for ID.

Mr. Floody was informed that board of health regulations allow the Board to revoke the tobacco sales permit should the establishment continue to fail compliance checks.

Hawks Nest Tavern: In accordance with the Board of Health food establishment inspection policy, establishments receiving 3 or more critical violations on the semi-annual food inspection report will be subject to quarterly inspections and will be charged \$100.00 for each additional inspection deemed necessary. The March 25, 2015 inspection report for Hawks Nest Tavern presented with twenty (20) violations, seven (7) of which were deemed to be critical violations. There was no one present to represent Hawks Nest Tavern on this matter.

Mr. Cella made a motion to require Quarterly Inspections of Hawks Nest Tavern; owner to pay \$100 for each additional inspection. Motion seconded by Ms. Criasia; the vote was all in favor.

Sparetime Recreation – Failure to Obtain Retail Food Permit: The Board questioned the next course of action as the owner has failed to obtain a food permit. Ms. Gniadek stated that before filing in court that the Board needs to verify that the establishment is still selling food. Ms. Criasia stated that she would stop into the establishment and report back to the office.

Foppema’s Farm – Planning Board Site Plan Review Application: The Board reviewed the proposed site plan for the construction of a 50’ x 100’ accessory building at Foppema’s Farm located at 1605 Hill Street. The structure would be used for warehouse, storage, workshop as well as maintenance. The Board questioned what “maintenance” entailed. The other concern was the disposal of water used to rinse vegetables. Malley Engineering, in an email, informed the Board that in speaking with DEP it would be okay for the rinse water to return to the fields or into a dry well as long as there were no chemicals or cleaners used to clean the vegetables.

Mr. Cella motioned to table this matter until more information is received regarding “as well as maintenance”. This motion was seconded by Mr. Garabedian; the vote was all in favor.

Douglas Road Composting Facility – Planning Board Site Plan Review Application: Present for this meeting was a resident of 3 Cliffe Road, Whitinsville.

The Board reviewed the proposed site plan for the Douglas Road organics composting facility. The Board also reviewed a letter from James F. Malley, Jr., PE, Engineer to the Board regarding his review of the site plan application. Mr. Malley notes in his letter to the Board that he had spoken with James McQuade, Solid Waste Section Chief with the Department of Environmental Protection (DEP) regarding this project. Mr. McQuade was unable to clarify the Board’s role as the DEP just received the information they were looking for on Friday, April 10, 2015 and had not yet reviewed the submittal. Mr. Malley noted that Mr. McQuade indicated that he was unsure whether the applicant would need a General Permit or an RCC (Recycling, Composting & Conversion) Permit from the DEP. Mr. McQuade informed Mr. Malley that after reviewing the DEP submission of data he will then be able to provide the Board with guidance in their role in the permitting process for the proposed composting facility.

The resident of Cliffe Road asked if the Board had read the letter from the Building Inspector to the Planning Board. Mr. McKeon stated that the Board has not received that letter but was aware of its contents due to the article in the newspaper. The resident read a portion of the letter to the Board.

Motion made by Mr. Chase to table this matter and to take no action until we hear from the DEP as to the role of the Board of Health in this matter. Motion seconded by Mr. Garabedian; the vote was all in favor.

Tom Berkowitz Trucking Solid Waste Transfer Station: The Board reviewed the Waste Ban Compliance Inspection Report and the Operation & Maintenance Inspection Report, both dated February 6, 2015 prepared by Wayne C. Perry of Fay, Spofford & Thorndike, for the Solid Waste Transfer Station located at 279 Douglas Road, Whitinsville. No further action was required.

Title 5 – 314 Fowler Road – Deed Restriction: The Board reviewed a proposed deed restriction for property located at 314 Fowler Road. Mr. McKeon stated that the septic system is in failure and needs to be repaired. Since the property is an existing 2-bedroom dwelling, the repair requires the filing of a 2-bedroom deed restriction.

Motion by Mr. Cella to approve 2-bedroom deed restriction. Motion seconded by Mr. Garabedian; the vote was all in favor.

Installer License – Alex Audet: *Mr. McKeon recused himself due to potential conflict of interest as a licensed installer.* Mr. Cella reviewed a memorandum from Malley Engineering regarding concerns he has relative to processing renewal of a license to install septic systems issued in 2014 to Alex Audet. Mr. Malley does not recommend that the Board renew Mr. Audet’s license as he failed to complete a septic installation on Quaker Street in Northbridge despite several attempts to resolve the issue.

Mr. Chase motioned that any application by Alex Audet for renewal of the license to install septic systems in the Town of Northbridge be denied. Motion seconded by Mr. Garabedian; the vote was 4-0 in favor.

2029 Quaker Street AND 184 Sutton Street: Ms. Gniadek informed the Board that the office has received several complaints regarding both of these properties.

The **2029 Quaker Street** property is in foreclosure and the present mortgage holder is Ocwen Loan Servicing out of Florida. The property appears to be secure however there is trash and debris scattered throughout the property.

Ms. Gniadek informed the Board that the **184 Sutton Street** property is also mortgaged by Ocwen Loan Servicing and is in an extreme state of disrepair with loads of trash and debris throughout the property including an in-ground pool to the rear which does not have water in it but does have plenty of trash in it. The dwelling is not secured. Mr. McKeon noted that the property is listed on a national “squatters database”.

Ms. Gniadek informed the Board that she has spoken with the Town Manager regarding these properties and it was agreed that the Board should send a letter to Ocwen but to also let Town Counsel know what is going on so that if necessary, the Town can take measures to secure the property.

Motion made by Mr. Cella to send Orders to Ocwen Loan Servicing requesting that they address the public health concerns at these two properties. Motion was seconded by Mr. Chase; the vote was all in favor.

Correspondence: The following correspondence was distributed to the Board:

- *Spring Town Meeting Warrant: May 5, 2015*

There being no further business, motion to adjourn at 8:15 PM was made by Mr. Garabedian and seconded by Mr. Cella – all in favor. Next meeting was scheduled for May 12, 2015.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: April 14, 2015

- 1) DRAFT Meeting Minutes of March 3, 2015
- 2) Tobacco Compliance Checks
 - a. Letter to Cellar Sooper / Compliance Check Form
 - b. Letter to Trading Post General Store / Compliance Check Form
- 3) Hawks Nest Tavern
 - a. Letter to Hawksnest re: BOH Meeting / Quarterly Inspections dated March 30, 2015
 - b. Food Establishment Inspection Report dated March 25, 2015
- 4) Sparetime Recreation – BOH Order to obtain food permit dated January 15, 2015
- 5) Foppema's Farm
 - a. March 19, 2015 Memorandum to Planning Board
 - b. Site Plan Review Application for farm accessory building
- 6) Douglas Road Composting Facility
 - a. March 23, 2015 Memorandum to Planning Board
 - b. Site Plan Review Application for composting facility
 - c. Technical Review Meeting Notes January 15, 2015
 - d. Letter to BOH from Malley Engineering re: his review of site plan
 - e. March 17, 2015 correspondence to Board from CPN
- 7) Berkowitz Transfer Station Waste Ban Compliance Inspection Report dated February 6, 2015
- 8) Berkowitz Transfer Station Operation & Maintenance Inspection Report dated February 6, 2015
- 9) 314 Fowler Road – Deed Restriction (2 Bedrooms)
- 10) Installer License – Alex Audet – Memorandum from Malley Engineering
- 11) 2029 Quaker Street & 184 Sutton Street – DRAFT Order to Ocwen Loan Servicing / Email from Town Manager regarding resident complaint
- 12) Correspondence
 - a. Town Meeting Warrant – May 5, 2015