



TOWN OF NORTHBRIDGE BOARD OF HEALTH

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The Northbridge Board of Health approved these minutes at a meeting held September 13, 2016.

MEETING MINUTES - August 16, 2016

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

Minutes: Motion made by Ms. Criasia to accept the minutes of **August 2, 2016**. Motion seconded by Mr. Cella; the vote was 3-0 in favor.

Food Service Establishment – The Little Coffee Bean – Consideration of Quarterly Inspection Order (Cont.): The Board continued this matter from its prior meeting to be able to review the food establishment re-inspection reports prior to making a determination on the issuance of a quarterly inspection order.

Mr. McKeon commented that an additional quarterly inspection should be conducted to see if there has been any improvement. Mr. Cella asked if the Board was suppose to receive the checklists from this establishment. He also wanted to know if the grease trap installation had been signed off by the Plumbing Inspector. Ms. Criasia agreed noting that the report commented on the establishment being able to keep the floors and the walls clean.

Mr. Cella made motion to have another inspection conducted to check on the floors and the walls and to see that the grease trap has been replaced. Motion was seconded by Ms. Criasia; the vote was all in favor.

Food Service Establishment – Sammy’s Restaurant: Ms. Gniadek informed the Board that she placed this matter on their agenda due to several un-answered requests for payment of their quarterly inspection fee. She informed the Board that payment has since been received but that it required three separate notices (June 22nd, July 13th and August 3rd, 2016). She noted that payment of this fee, per their inspection policy, is due within seven (7) days. No further action at this time although Ms. Criasia commented that she may want to take this matter up again.

Title 5 Local Upgrade Application – 26 Thomas Street: The Board reviewed the application for local upgrade for the repair of the sewage disposal system at 26 Thomas Street, Northbridge. The requested local upgrades are:

1. Reduction in separation between septic system and private water supply wells, 62-feet to well servicing this property and 83-feet to well servicing abutting property (100-feet required); and
2. Reduction in separation between septic system and slab foundation – 9-feet requested (10-feet required)

Present for this discussion were Fred Lapham, Shea Engineering, the potential buyers of the property and the abutter, Mr. Lavoie.

Mr. McKeon commented that he would like the well for the abutter to be tested, a simple Title 5 water test. The abutter, Mr. Lavoie, also wanted to have that done. The buyers agreed to pay for that noting that they also wanted to have their well water tested.

Motion made by Mr. Cella to grant the local upgrades requested conditional upon the well water testing being conducted. Motion seconded by Ms. Criasia; the vote was all in favor.

Housing Code Minimum Sanitation Standards – 1084 Providence Road - Update: Present for this discussion was Mr. Michael Lemieux, property owner.

The Board reviewed letters from the Northbridge Fire Department, the August 16, 2016 letter noting that the rear egress has been repaired and is now accessible and that Smoke Detectors and CO alarms are in place and are functioning.

Mr. Lemieux stated that he found a hairline fracture in a pipe under the sink that he repaired using plumbing tape. He noted that this is a temporary fix and that when he installs a new hot water heater he will have that line repaired by the plumber. He noted that he currently has an 80-gallon water heater and that he wants to replace it with a 20-gallon hot water heater.

Ms. Criasia asked Mr. Lemieux how long he has been without water upstairs. He responded that it has been off and on for several years. Mr. Cella questioned whether there was other damage from water leaks, possibly mold. Mr. Lemieux stated that this has only been since last winter and that there is no other damage that he is aware of. Mr. Cella stated his concern that there may be other issues in the property such as mold within the walls. Mr. Armendo informed the Board that he did not see any visible mold in the home during his inspections.

Ms. Criasia stated that the Fire Department report noted that a firefighter fell through the floor. Mr. Lemieux stated that there was termite damage to the boards. He noted that he tore it all up right to the sill and re-built it.

Mr. Armendo stated that he felt it would be best if some goals were established noting that the heating season is approaching and he was not sure of what type of heating system serves this property. Ms. Criasia asked Mr. Lemieux about his heating system. He stated that is an 80,000 BTU gas forced hot air system.

Mr. Armendo stated that he visited the property this evening to have an update for the Board. He noted that the toilet flushed fine. He did note however that when he turned the water on at the bathroom sink, the water came on in the tub. Mr. Lemieux stated that he thinks some “o” rings have rotted out and that when replaced, that will be just fine.

Ms. Criasia stated that she drives by the property often and that she would like Mr. Lemieux to spend some time cleaning up the yard. Mr. Lemieux noted that much of the material under tarps is for his new roof that he hopes to have completed this fall.

Mr. Lemieux stated that his goal was to invest in a new hot water heater and to have a plumber go through the house to check all the pipes. He stated to the Board that he will keep in contact with the

office and if he is unable to install a new hot water heater he will agree to have a plumber come in to do a permanent repair on the pipe that was cracked.

Mr. McKeon stated that he would like to make sure that the heating system is functioning so that the pipes don't freeze again. Mr. Lemieux stated that he is somewhat of a miser when it comes to utilities. His furnace is on the first floor so he runs a ceramic heater in the basement so that the meter and pipes won't freeze. He keeps the temperatures in the house very low.

Mr. Lemieux expressed his frustration with the Board noting that the Board does not inspect everyone's home and that he felt that he was being picked on.

Ms. Criasia motioned to have Mr. Lemieux complete the plumbing repairs and installation of new hot water heater by September 13, 2016. Motion seconded by Mr. Cella; the vote was all in favor.

Board of Health Fee Schedule Review: Ms. Gniadek informed the Board that they adopted their new fee schedule at their last meeting but failed to issue an effective date.

Motion made by Mr. Cella to adopt the amended fee schedule effective September 1, 2016. Motion was seconded by Mr. McKeon; the vote was 2-1 in favor. Ms. Criasia was opposed.

Old & New Business: The Board reviewed correspondence from **Bergmann Associates** regarding the **Sanitary Sewer Line** for **Wal-Mart Store #2629-500** located at 100 Valley Parkway. The letter is seeking an extension for project completion date to November 1, 2017. The Board noted that they had previously granted an extension to December 31, 2016. This matter will be brought up at the next Board of Health meeting.

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

Correspondence: The following correspondence was distributed to the Board:

- *Massachusetts Groundwater Association Letter*

There being no further business, motion to adjourn at 8:45 PM was made by Mr. Cella and seconded by Ms. Criasia – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

List of Documents utilized by Board of Health
Meeting Date: August 16, 2016

A. Meeting Minutes

- 1) August 2, 2016 DRAFT Meeting Minutes

B. Food Service Establishments – Inspection Reports

- 2) The Little Coffee Bean
 - a. Food Establishment Inspection Reports dated 7-22-2016 and 7-29-2016
 - b. Weekly Kitchen Cleaning List
 - c. Manager Self-Inspection Checklist
- 3) Sammy's Restaurant
 - a. Letter from BOH (dated 8-3-16) re: Quarterly Inspection Fee / Final Notice

C. Title 5

- 4) 26 Thomas Street
 - a. Form 9A – Application for Local Upgrade Approval
 - b. Email from James Malley re: local upgrade application

D. Housing Code Minimum Standards

- 5) 1084 Providence Road
 - a. NFD Letter – August 3, 2016
 - b. NFD Letter – August 7, 2016
 - c. NFD Letter – August 16, 2016

E. Old & New Business

- 6) Fee Schedule Amendments – *No Documents*
 - ◆ NEW BUSINESS – August 15, 2016 letter from Bergmann Associates/WalMart Store #2629

F. Citizens' Forum – none

G. Correspondence

- 7) Correspondence
 - a. Massachusetts Ground Water Association