



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 December 14, 2021.

MEETING MINUTES - NOVEMBER 9, 2021

This meeting was called to order at 6:00 PM by Ms. Lani Criasia, Chair. Other members present were Mr. Chris Cella, Mr. Steve Garabedian and Ms. Linda Lermond. Also present were Health Inspectors Ms. Danielle Edmands and Mr. Daniel Markman., and Jeanne M. Gniadek, BOH Administrator.

Approval of Minutes: Motion made by Mr. Garabedian to accept the minutes of **October 19, 2021**. Motion seconded by Mr. Cella. The vote was all in favor.

Housing Standards – 34 B Street Hearing: Present for this meeting was Mr. Steve West, property owner, and Ms. Jennifer Yates, occupant. Mr. West had requested a hearing before the Board in regards to violations cited at 34 B Street, Whitinsville.

Mr. West stated that he has owned this property since April 15, 2021. He noted that the tenant is suing him and he is concerned that he will not be able to rent out apartment until all violations are abated and the remediation of the chronic dampness cited in the basement may take some time to complete.

Ms. Yates stated she first called the BOH due to mold in bathroom and basement. She stated that a sewer pipe had broken back in June and that the owner had to relocate them to a hotel during the repair. She said her health worsened when she had to go into the basement to take care of items covered in mold from flooding. She stated that she had a mold company examine the property. She also stated that the bathroom has a window and mechanical ventilation but she doesn't use the vent due to birds nesting in the vent pipe.

Ms. Edmands stated that the original request was to address bathroom mold and that the owner abated the violation which was to replace some cracked tiles. The tenant called again and requested that a comprehensive inspection be done on the unit and that is when Ms. Edmands noted the chronic dampness in the basement.

Ms. Yates stated she has lived there since 2017 and that she did not have flooding issues before.

Ms. Criasia asked for more information on the sewer line break and who made the repairs. Mr. West was not able to provide the name of the company that performed the repair work. Ms. Yates stated it began when her washing machine would not drain. She contacted Mr. West who plunged the lines and whatever was lodged in there got dislodged but ended up busting a pipe two doors down.

Ms. Criasia asked Mr. West what his permanent solution was to address the chronic dampness. Mr. West stated that he wasn't sure that flooding would ever even happen there again.

Mr. Garabedian stated that the unit cannot be rented until a permanent solution to the chronic dampness is remedied by a professional person. Mr. Cella stated that he took on the responsibility for this property when he purchased it and became the landlord.

Mr. Cella made motion requiring the install of a sump pump as a permanent solution to remediate chronic dampness at 34 B Street and that this unit shall not be rented upon it becoming vacant until such time that a full inspection by this office has been completed and a letter of compliance noting the abatement of all violations has been issued. Ms. Criasia amended motion to include requirement that Ms. Edmands finds out whether a landlord meter is required and if so the motion shall include the requirement for the installation of a landlord meter if so determined by the MDPH Community Sanitation Program. Motion as amended was seconded by Mr. Garabedian; the vote was all in favor.

AdviniaCare @ Northbridge (formerly Beaumont): There was no one present from AdviniaCare as had been requested to address the issue of the lack of food permit and the concern over water quality at this facility.

Mr. Cella made motion to issue a Cease & Desist to be hand-delivered by Health Agent Danielle Edmands that the facility cease & desist from preparing or serving food until they obtain a food permit. Motion seconded by Mr. Garabedian; the vote was all in favor.

The Board further ordered that AdviniaCare appear before the Board to discuss these issues. The Board will meet again on November 16th at 5:30 PM at which time Advinia Care must be present to discuss the food permit situation as well as to provide a plan regarding the water quality issue within this facility.

Food Service Establishments – Monthly Reports: The Board reviewed the reports from Ms. Terry Gilchrist, restaurant inspector, for the months of September and October. It was noted that these were Ms. Gilchrist's final reports as she has recently resigned from this position. Ms. Edmands and Mr. Markman responded to questions regarding the recent inspections of NHS, NMS, and NES.

Health Inspector Part-Time Position: Ms. Gniadek informed the Board that as of right now there have been no applications for this position. The position was advertised on MHOA, within the Town Hall and Town Hall Annex, on the town's website, sent to the Region 2 Public Health coalition and advertised in the Worcester Telegram & Gazette.

Quaker Street Landfill: Ms. Criasia informed the Board that she has reached out to James McQuade at the MassDEP inquiring as to whether they were aware of a plan to "re-cap" the Quaker Street Landfill. Ms. Criasia informed the Board that he is not aware of any such plan. He also stated that the existing cap is "functioning as required".

Old & New Business: Ms. Gniadek informed the Board that an amendment to their Agreement with Relevant Systems (Food Code Pro) needed to be signed as part of the regional health agent services grant. The amendment provides access to Food Code Pro for the two agents as

well as the inclusion of a Housing Code Inspection software program. All costs associate with this amendment will be paid by the grant – there is no cost to the town. Ms. Criasia signed the Agreement as Chair on behalf of the Board.

Correspondence: *None*

There being no further business, motion to adjourn at 7:15 PM was made by Mr. Cella and seconded by Mr. Garabedian – all in favor.

Attested by,

Jeanne M. Gniadek, Administrator

Next Meeting scheduled for: November 16, 2021 at 5:30 PM

List of Documents utilized by Board of Health
Meeting Date: November 9, 2021

A. Approval of Minutes

- 1) October 19, 2021 DRAFT Meeting Minutes

B. Housing Standards

- 2) 34 B Street - Hearing
 - a. BOH Letter to West Family Trust (Meeting Notice) (November 2, 2021)
 - b. Email (Danielle Edmands and Paul Halfmann) re: chronic dampness (November 3, 2021)
 - c. Housing Inspection Report (October 13, 2021)
 - d. Email from Steve West requesting Hearing (October 27, 2021)
 - e. Email Randy Swigor, WWC re: B Street (November 8, 2021)

C. Advinia Care @ Northbridge

- 3) Letter from BOH (October 26, 2021) re: Water Quality Issues/Legionella
- 4) Letter from BOH (October 26, 2021) re: Food Permit for 2021

D. Food Service Establishments

- 5) September and October 2021 Monthly Report (T. Gilchrist)

E. Health Inspector Part-Time Position

- 6) Updates – *No documents*

F. Quaker Street Landfill

- 7) Email thread (Lani Criasia and James McQuade/MassDEP) re: Northbridge Landfill

G. Old & New Business

- Amendment to FoodCode Pro Agreement (Shared Services Grant)

H. Citizen's Forum - *None*

I. Correspondence