



TOWN OF NORTHBRIDGE
BOARD OF HEALTH

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The Northbridge Board of Health approved these minutes at a meeting held March 23, 2010.

MEETING MINUTES - MARCH 9, 2010

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

PUBLIC HEARING: 1961 Quaker Street – Application for Permit to Stable

This Public Hearing was opened by Chairman McKeon after a reading of the Notice of Public Hearing:

The Northbridge Board of Health will hold a public hearing on Tuesday, March 9, 2010 at 7:00 PM in the Northbridge Town Hall, Great Hall, 7 Main Street, Whitinsville, to consider the application of Ms. Christine Taylor, 1961 Quaker Street, Northbridge, MA for a stabling permit. Applicant proposes to lease land from an abutting parcel to meet the one-acre requirement for the stabling of one horse at this location.

This Public Hearing notice was published in the Blackstone Valley Tribune, a newspaper of general circulation in the Town of Northbridge, on February 19, 2010. Notice of this Hearing was also sent to abutters within 100-feet of the 1961 Quaker Street property boundaries by certified-return receipt mail. Green cards for each abutter were received in the Board of Health office.

Present for this Hearing were: Christine Taylor, applicant (1961 Quaker), Steve & Darlene Blais (1969 Quaker), Nancy Keyes (1962 Quaker), Ron Roux (80 Beacon Street, Boston), and Bradford Ragazzo (114 Brookway).

Mr. McKeon asked if anyone present was opposed to the issuance of a stabling permit at this location. Mr. Blais stated that he and his wife are opposed as they are direct abutters. Mr. Blais asked if the Board was aware of the wetlands to the rear of this property where Ms. Taylor proposes to lease land from Mr. Ragazzo to comprise the necessary one-acre requirement. Mr. McKeon stated that he has been made aware of the wetlands but that wetlands fall under the jurisdiction of the Conservation Commission not the Board of Health. Ms. Taylor stated that there is a drainage easement not wetlands at this location. A review of the septic system plans for 114 Brookway show both wetlands and a drainage easement but the plan did not appear to show the entire lot so it was unclear as to how far to the rear of the property these wetlands extend.

Ms. Taylor stated that she is able to meet all setback requirements per Board of Health regulations. Ms. Taylor lacks the one-acre lot size requirement and is proposing to lease enough land from Mr. Ragazzo to meet that requirement as well. Mr. Roux, a friend of Ms. Taylor's, argued that Town Counsel's opinion states that leased land can be used to meet the one acre requirement. Mr. McKeon stated that the approval of this is still at the discretion of the Board and that they have the right to refuse. Mr. Cella stated that he is very concerned that by allowing this the Board will be setting a precedent for future applications. Ms. Taylor stated that she did not feel that other applicants would be able to meet all of the setback requirements like she can so it would be very difficult for others to obtain a stable permit based on her situation.

Ms. Taylor provided the Board with signatures from her neighbors who are not opposed to the stabling of a horse on her property.

Mr. Cella also questioned the monitoring of the lease agreement. Ms. Taylor stated that the stable permit is renewed on an annual basis so she would provide the Board with a renewed lease agreement each year. Mr. Cella asked what would happen if that property was sold. Mr. Roux stated that the lease would follow the land for the remainder of that lease period and if the new owners did not want to renew the lease then Ms. Taylor would remove her horse from the property.

Mr. Cella asked Mr. Ragazzo why he was considering this. Mr. Ragazzo stated that the lease is basically on paper only and that Ms. Taylor would not be utilizing any area of his land. He also stated that this is a wooded area that he does not use so he did not foresee any problems with the arrangement.

Ms. Blais stated her concern that the stable is near her swimming pool and that she was very concerned over the smell and the bugs that the horse would attract and the potential of that to affect her enjoyment of her property.

Motion made by Mr. Garabedian to close the Public Hearing. Motion seconded by Ms. Thompson; the vote was all in favor.

Mr. Garabedian and Ms. Thompson stated that they would like to see the property before making a decision. A site inspection was scheduled for **Tuesday, March 16th at 5:00 PM** to view the property. The Board will meet at 1961 Quaker Street.

The Board will place this matter on their **Tuesday, March 23rd Agenda** for a decision.

Minutes: A motion was made by Mr. Cella to accept the minutes of February 9, 2010. Motion seconded by Ms. Thompson; the vote was all in favor.

Inspector of Animals Position: James Gosselin, applicant for the Inspector of Animals position, was not present. The Board instructed Ms. Gniadek to invite Mr. Gosselin to the March 23rd meeting if he is still interested in the position.

Health Inspector Position – Change in Status: Ms. Gniadek informed the Board that Ms. Gilchrist, the Restaurant Inspector, has requested that her fee for Routine Inspections be increased to \$40 per inspection – we currently pay \$37.50. **Motion made by Ms. Thompson to increase the rate of pay to Ms. Gilchrist to \$40 per Routine Food Establishment Inspection. Motion seconded by Mr. Chase; the vote was all in favor.**

Ms. Gniadek informed the Board that Mr. Paul Monast, the compost site monitor, has not received an increase in pay since July 1, 2008. The compost site is scheduled to open on March 27th. **Motion made by Ms. Thompson to increase the rate of pay to Mr. Monast from \$10 per hour to \$12.00 per hour. Motion seconded by Mr. Chase; the vote was all in favor.**

Health Inspector Position – Update on Applications & Interviews: Ms. Gniadek provided the Board with information regarding the five applicants for the part-time health inspector position. She stated that three interviews have been conducted with a fourth scheduled for tomorrow afternoon.

Emergency Preparedness & Planning: Ms. Gniadek provided the Board with updated Emergency Preparedness Planning documents that note the use of the Northbridge High School as the Emergency Dispensing Site instead of the Middle School. She stated that she found after running several H1N1 clinics that the High School was more suitable. The Board instructed Ms. Gniadek to seek approval from the Superintendent of Schools prior to finalizing these amendments.

In other business, Ms. Gniadek informed the Board that the Region 2 Emergency Preparedness Coalition is willing to cover all costs associated with publishing an **Emergency Preparedness Handbook**. A sample from the Town of Northborough was reviewed by the Board. The Board stated that as long as there was no cost to the Town then we should move forward in completing the Handbook for Northbridge residents.

Berkowitz Transfer Station – 2009 Solid Waste Facility Report: The Board reviewed the 2009 Solid Waste Facility Report. No further action required by the Board.

Title 5 Sieve Analysis: Mr. McKeon informed the Board that part of the regulations governing Title 5 is the requirement for the submission of a sieve analysis for sewer gravel used in the construction of a septic system to ensure that it meets Title 5 requirements. He stated that Malley Engineering has received reports from one individual that shows his gravel does not meet Title 5 – the owner of this gravel pit is doing the sieve analysis himself. Mr. McKeon stated that this regulation was adopted as a recommendation from Malley Engineering. He further stated that if the Board of Health is going to require this then maybe the regulation should be changed so that the sieve analysis is performed by an independent laboratory so that we don't run into this problem again in the future where the owner of the gravel pit conducts the testing himself either incorrectly or falsely.

The Board agreed to look at this as part of their comprehensive review of current Board of Health regulations.

Correspondence: The following correspondence was distributed to the Board:

- MHOA Community Sanitation Program Annual Spring Seminar

There being no further business, motion to adjourn at 8:25 PM was made by Ms. Thompson and seconded by Mr. Chase – all in favor.

Attested by,

Jeanne M. Gniadek, Administrative Assistant