



TOWN OF NORTHBRIDGE  
**BOARD OF HEALTH**

7 Main Street  
Whitinsville, MA 01588  
Phone# (508) 234-3272 Fax# (508) 234-0821

*The Northbridge Board of Health approved these minutes at a meeting held October 24, 2011.*

## MEETING MINUTES - September 27, 2011

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

**Reorganization of Board of Health:** *This matter was tabled as a full Board was not present.*

**Minutes:** A motion was made by Mr. Garabedian to accept the minutes of **September 13, 2011**. Motion seconded by Mr. Cella; the vote was 3-0 in favor. Mr. Chase abstained.

**Title 5 – Carpenter Road – Wetland Setback – Local Variance:** Present for this meeting was Mr. Mark Anderson of Heritage Design Group and Matthew Leonard, property owner.

Mr. Anderson explained to the Board that although this lot is in excess of 100,000 square feet, the vast majority of the land is vegetated wetland. He is proposing the location of the sewage disposal system at 77 feet from the wetland. Northbridge Board of Health regulations require a 100-foot setback. Title 5 regulations require only a 50-foot wetland setback. Therefore Mr. Anderson stated that he is in compliance with Title 5 regulations but would need a local variance from the Northbridge Board of Health regulations to allow the siting of the system at 77-feet from the vegetated wetland.

Mr. McKeon questioned whether the Board has granted this local variance in the past for new construction. Ms. Gniadek replied that this variance has been granted in the past but that she was unsure if it was for new construction or for a septic repair.

**Motion made by Mr. Chase to approve local variance request. Motion seconded by Mr. Cella; the vote was all in favor.**

**Title 5 – Inspection Report – 213 Tessier Street:** The Board reviewed the August 10, 2011 Title 5 inspection report for 213 Tessier Street. The report is certified as both Fails and Needs Further Evaluation by the Local Approving Authority.

Mr. McKeon explained that the system itself is in failure due to high groundwater, but that the inspector also notes Needs Further Evaluation due to a well on the abutting parcel which is just 70-feet from this system that failed the water test due to high total coliform.

It was noted that the owner of 213 Tessier Street, in accordance with Title 5 regulations, has two years to upgrade their system. The Board requested that a letter be sent to the abutting parcel

owner informing them of the high total coliform in their well water test and to suggest that they take whatever means necessary to mitigate that. It was noted that municipal water is available.

**Board of Health Regulations Review – Title 5:** The Board discussed several minor amendments to existing Title 5 regulations including guidelines for septic upgrades for properties wishing to expand, more detailed explanations governing soils evaluation and plan extensions, and a reduction in wetland setback from 100-feet to 50-feet which is what is required as a minimum setback under Title 5 regulations.

**Board of Health Regulations Review – Overview of all Proposed Amendments:** In preparation for a Public Hearing to consider adoption of all proposed amendments to existing regulations, the Board reviewed the amendments one final time.

**Board of Health Regulations Review – Public Hearing:** The Board scheduled the Public Hearing for final review of proposed amendments and adoption thereof for **October 24, 2011 at 7:00 PM.**

**Hill Street Barn:** Ms. Gniadek informed the Board that she spoke with Michelle Padula at the Department of Agriculture and that she confirmed that their agency has placed this matter at the top of their agenda. Ms. Padula confirmed that the barn can ONLY be used for agricultural use and the issuance of a permit to allow the stabling of horses is a direct violation of the APR and as the Town is co-owner of that APR restriction it would make the town look irresponsible. Ms. Gniadek informed the Board that Ms. Padula would be happy to speak with any member of the Board if they wish to have more information regarding this matter but that she stressed that the issuance of a permit was not advisable.

Mr. McKeon strongly stated his concern that the Board is not doing their job by not inspecting this barn. Mr. Garabedian questioned whether a permit was necessary for the Board to inspect. It was deemed not necessary and Ms. Gniadek was instructed to have the Inspector of Animals conduct an inspection during his routine annual barn inspections which typically occur in October and November.

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

- Central Mass. Mosquito Control Project Memorandum dated September 23, 2011
- Board of Health response letter to Denis Latour regarding 248 Purgatory Road
- Board of Health response letter to Roland Guilbeault regarding noise complaint
- October 19, 2011 Flu Clinic Flyer
- Warrant for the Fall Annual Town Meeting – October 25, 2011

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

*Attested by,*

*Jeanne M. Gniadek, Administrator*

*List of Documents utilized by Board of Health  
Meeting Date: September 27, 2011*

- 1) DRAFT Minutes of September 13, 2011 Meeting
- 2) Carpenter Road – Letter from Heritage Design Group/Paul Hutnak
- 3) Title 5 Inspection Report by Shawn Towle dated 8-10-2011 for 213 Tessier Street
- 4) Existing Title 5 regulations with proposed amendments
- 5) Board of Health regulations – complete with proposed amendments, additions and deletions of text
- 6) Draft Public Hearing Notice
- 7) No documents
- 8) Correspondence
  - a) CMMCP Memorandum dated September 23, 2011
  - b) BOH Response Letter to Denis Latour regarding violations at 248 Purgatory Road
  - c) BOH Response Letter to Roland Guilbeault regarding noise complaint
  - d) Flyer for October 19, 2011 Flu Clinic
  - e) Warrant for the October 25, 2011 Fall Annual Town Meeting