



TOWN OF WESTMINSTER
11 South Street
WESTMINSTER, MASSACHUSETTS 01473
(978) 874-7409 • Fax (978) 874-7460
BOARD OF HEALTH

MINUTES FOR FEBRUARY 4, 2015 BOH MEETING

Board of Health Members in Attendance: Andrea Crete Chairman, Edward Simoncini; Health Agent Wibby Swedberg; Assistant Health Agent Rita McConville; Administrative Assistant Joyce Lucander; Jim Talvy, Casella Organics; David Hogan Bio Mix Project 95 Bragg Hill Road; Town Resident Cindy Vincent.

4:30 p.m. Andrea announced that the meeting was open and was being recorded by Joyce. Board Member Peter Munro was not present.

Vouchers were approved and signed by the Board for Wibby & Rita gas mileage for January, Career Track voucher for class that Joyce will be attending on 2/10/2015

4:34 p.m. Agents Update:

1. Wibby asked the Board if they were open to having a representative from the Central Massachusetts Mosquito Control Project come to a future meeting to discuss options and quotes for treating certain areas in the Town. Concern was that there was a horse last year that was put down due to EEE that put the town into the Critical Risk category for EEE. Concern was voiced regarding the high school and the wetlands beside the ball fields.
2. Gap Mountain Drilling responded to the Board's letter and agreed to the terms. Dated February 3, 2015 Ryan Wragg wrote: "I have read your letter and agree to your terms. I will comply with 310 CMR 46.03 to perform a blow test on every well regardless of the yield and to check the static after 2 hours after well completion."
3. First applicant for the Septic Loan Program has refinanced. Their septic loan was included in the refinance so the town has been paid off. The Board discussed ways to get the word out about the loan program. Those that were on the call list have been notified and picked up the application forms. One applicant turned in the completed application. The existing system in the files had no information on any Title V inspection being done. The home is near the Wyman pond which is a target area for failed systems to get repaired. The homeowner believes the system to have issues but there is no definitive report that the system has failed. Board discussed requiring a Title V inspection be done to see if the system has failed as that is a requirement from the state for the loan. Wibby will let the home owners know to have a Title V done and she will witness to see how deep the pit is. Notification of septic haulers and septic installers would also be a good way to get the word out as well as putting the information on the Town website.

4:45 p.m. Jim Talvy & David Hogan Bio mix project for 95 Bragg Hill Road. Jim showed the Board before and after photos of the Biomix project on the neighboring Jarvenpaa property on Bragg Hill Road. It is now a productive hay field. The Board approved the project with the following conditions:

1. All permits and associated documentation is to be copied to the Board of Health at the time of filing.
2. New England Organics will give 5 day advance notice to the Board of Health prior to the application.
3. The Westminster Conservation Commission gives their approval.

Wibby will write a letter of concurrence from the Board of Health to Jim and Cheryl Poirier from DEP. Jim & David thanked the Board members.

5:15 p.m. Rita updated the Board on 21 Harrington Road. Discussed was condemnation of the bedrooms. The Board was shown photos that showed the four bedrooms were full of mold from ceilings that were coming down, had moisture issues along with a broken window, and mold and fifth on the floors and carpeted areas. The tenants are renters. They will be staying in the kitchen and living room area and not in the bedrooms until such time as they can move out. Rita had spoken to the person handling the home in place of the original owners who have passed away. Some of the back taxes have been paid according to the Treasure Collector. Tenants were at one time thinking of



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purchasing the home. The Department of Children and Family Services (DCF) called Rita and are working on funding to place the family in a safe residence. Rita was asked by the DCF Social Worker to do a home inspection which she had done with the Building Commissioner Michael Gallant. Rita was told by the tenants that they have a place to go and will be moving out soon. Rita was asked by the Board to get a hold of the Social Worker handling the case to see what the time frame is to move them out and that a space heater is being used. Wibby told the Board the septic system was in failure and soil testing was done in 2012 for a new system. The tenants were waiting for the septic loan program to be in place. Andrea asked that Animal Control be informed of the stray cats living on the property. Rita will speak with DCF tomorrow to follow up.

Ed asked that a call be made to discuss Chapter 111 Section 30 with The Mass. Association of Board of Health Board's attorney, Cheryl Sbarra, to see if she recommends that the Board meet within 2 days after an emergency condemnation is ordered by a Health Agent to vote to approve the condemnation.

5:42 p.m. Wibby told the Board that Kent Oldfield had asked to be postponed to the next agenda for the tight tank at 185 South Ashburnham Road. He needed more time for Conservation Commission input. Ed had looked over the plan that had been sent. Wibby will ask Kent for a revised septic plan prior to the next meeting that is a finalized plan with no adjustments needed.

5:44 p.m. Board Members Concerns: None at the moment.

5:45 p.m. Ed made a motion to adjourn. Andrea seconded the motion. All were in favor.

5:45 p.m. Meeting adjourned.

Andrea Crete

Edward Simoncini

Andrea Crete, Chairman

Peter Munro

Edward Simoncini

Minutes were signed by Board members on 3/4/2015 Original signatures on file in BOH office.

Attachments:

Letter from Gap Mountain to comply to 310 CMR 46.03
Project Description for crop fields 95 Bragg Hill Road
Dave Hogan Farm Biomix Project Table of Contents
Wet Land Map Dave Hogan Site
Topography Map Dave Hogan Site
November & December Inspection Report