



TOWN OF WESTMINSTER

11 South Street
WESTMINSTER, MASSACHUSETTS 01473
(978) 874-7409 • Fax (978) 874-7462
BOARD OF HEALTH

Minutes for June 2, 2021

Board of Health Meeting, Room 205, 4:30 p.m.

In Attendance: Board of Health members Dr. Michael Popik, Chairman, H. Christopher Redkey, Mr. Ed Simoncini, Ms. Ann Loree, Health Agent, Abigail Conlin, Assistant Health Agent, Elizabeth Penney, Administrative Assistant, Mr. Michael Ferris, Mr. Randy Manuel, RM Investments

Dr. Popik called meeting to order at 4:30 pm.

Meeting Minutes - Meeting minutes for March 3 approved and signed.

New Business:

32 White Pine Drive Proposed Addition - Mr. Michael Ferris -

Mr. Ferris is requesting to add two rooms to the basement and label one of the rooms as a fourth bedroom. The house has a three bedroom septic system. Mr. Simoncini commented the Assessors card notes four bedrooms. Board members reviewed Mr. Ferris's letter of request, the number of rooms and load of the system.

Dr. Popik summarized the house has four bedrooms with a three bedroom system. The proposal from Mr. Ferris is to increase to nine rooms which would classify as four bedrooms under Title 5. Mr. Simoncini noted the house is currently already in violation of Title 5 as the dining room is not exempt from being labeled as a bedroom and the house does not qualify for a Deed Restriction. Mr. Redkey noted Mr. Ferris cannot market the house as a four bedroom with a current three-bedroom septic system. Dr. Popik noted that in order to do anything in basement the septic system must be ungraded.

31 Bathrick Road Proposed Addition - Mr. Randy Manuel -

Ms. Loree provided summary of issue. During the planning stages, the house was intended to have a four-bedroom septic system. Mr. Manuel reviewed his letter of request and explained the circumstances that led to hiring a new installer. Ms. Loree said plans for a three-bedroom system were submitted. Ms. Loree approved the plans. Mr. Dave Perry was hired and installed the approved three-bedroom system. The house originally had five bedrooms. Mr. Manuel reduced two bedrooms into one large bedroom, however there is still one additional bedroom downstairs.

Mr. Simoncini provided overview of the history of house and reviewed the Assessor's card. Mr. Manuel bought the house in December 2020. As built for system received on May 2021 for three bedrooms. The basement is finished, with four bedrooms and total of seven rooms. Ms. Loree provided options to Mr. Manuel to remove walls to remedy to the issue. Board members reviewed the room layout. Mr. Simoncini noted the Board cannot allow four bedrooms on a three-bedroom system.

Ms. Loree noted the installer may be able another line to increase to a four-bedroom system. Options to remedy the issue: Mr. Manual to speak to McCarty Engineering and Mr. Perry regarding possibly adding another line to the system.

Old Business:

Review Permit Approval Process for Additions – Mr. Simoncini will provide recommendations. Ms. Loree will communicate with on changes and edits. Review revised flow chart at upcoming meeting.

Waste Management Site Assignment - The Site Assignment binders have been received and are available for review in the Board of Health office

Board Concerns -

113 East Road Gardner Road Title 5 Inspection Issue -

Ms. Loree provided summary regarding an incident with Mr. Mark Moschetti while she and Assistant Health Agent Ms. Conlin were witnessing a Title 5 Inspection. Board members reviewed written statement from Ms. Abby Conlin outlining the incident. Ms. Loree and Ms. Conlin observed aggressive and disrespectful behavior toward BOH staff during the inspection. Ms. Loree noted that she explained to Mr. Moschetti that she was witnessing per the Board of Health guidelines. Ms. Loree plans to file a complaint with the Westminster Police Department.

Ms. Loree said Mr. Moschetti is on the schedule for upcoming Title 5 inspections. Dr. Popik will be present with Ms. Loree at the next Title 5 inspection done by Mr. Moschetti.

Mr. Simoncini made a motion to that Ms. Loree draft a letter of complaint to file with the licensing commission, cc letter to Mr. Moschetti. Dr. Popik will review, approve and sign the letter. Seconded by Mr. Redkey. Motion passed.

Health Agent Update –

Tobacco Sale Violation - Ms. Loree reviewed the violation report received from Joan Hamlet, Boards of Health Tobacco Control Alliance. Ms. Loree reviewed the details of the violation. During a sting operation an underage person was allowed purchased cigarettes from a local retail store. Ms. Hamlett is in the process of doing the paperwork for the fining. It was noted the store did not have the DOR license when the permit was filed with Town of Westminster in December 2020. Ms. Hamlett will define the fine. Ms. Loree reviewed changes to the fines. Ms. Loree will report back to the Board on the tolling period.

COVID Update - 0 cases since May 27th. Ms. Loree noted to keep vigilant.

Town Farm Road Water Main Update – DPW Director Josh Hall sent an email update regarding the Town Farm Road water main construction to begin in July.

Summer Intern/ Well Project – Sarah Dubois is getting acclimated and progressing on the well project.

Health Space Software demonstration - Dr. Popik and Mr. Simoncini noted the demonstration did not meet expectations particularly with regards to no ability to upload and view a plan. Mr. Redkey suggested possibly explore an excel type based program and utilizing interns to develop a program.

Board members discussed costs of purchasing software program and options on hiring interns to develop program in house. Mr. Redkey will reach out to his contact regarding excel program set up.

Hydrogeologist Letter - Follow up on the letter to go to the Board of Selectmen regarding Board of Health request to continue pursuing hiring of Hydrogeologist.

Voucher Approval Change - Ms. Loree noted the vouchers no longer need to be approved and signed by the Board.

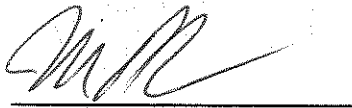
Private Well Testing Postcard to Residences - Liz reviewed printing postage cost estimate. The cost will be incurred in the FY 2021 budget. Liz will contact printing company to move forward with printing and mailing prior to end of fiscal year.

Bean Porridge Hill Road Development - Ms. Loree informed the Board regarding a proposed new subdivision on Bean Porridge Hill Road. Ms. Loree will bring up the issue of ensuring a sufficient water supply. The Planning Board is accepting comments which are due by June 17th ;

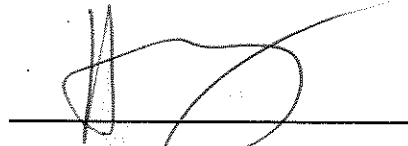
Wells - Mr. Simoncini working on final draft of well application review process.

Ms. Loree continuing to work on Bakers Grove project. Ms. Loree noted Camp Pine Shore not opening up in 2021

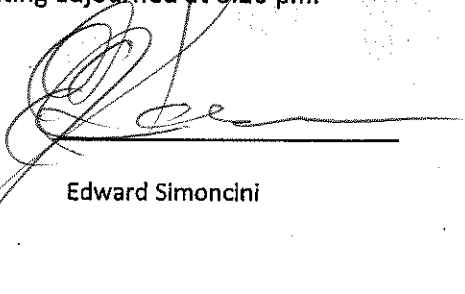
Motion made by Dr. Popik to adjourn. Seconded by Mr. Redkey. Meeting adjourned at 6:26 pm.



Dr. Michael Popik



H. Christopher Redkey



Edward Simoncini

Attachments:

32 White Pine Drive letter of request and proposed plans
31 Bathrick Road letter of request and proposed plan
Town of Westminster Policies & Procedures of the Board of Selectmen A260-2 - Vouchers
Title 5 Inspection at 113 East Gardner Road
Addition approval/When to sign a building card flow chart
Tobacco Violation documents

