



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

**Meeting Minutes**  
**12/21/2022**

**Members Present:** Mr. Ed Simoncini, Chairman, Dr. Michael Popik, Ms. Abigail Conlin, Health Agent, Ms. Stephanie Wiseman, Administrative Assistant.

**Others Present:** Tracy Murphy; Town Planner; Melinda Horrigan; Treasurer/Collector; Angel Maki, 241 Worcester Road; Susan & Carl Kemp, 80 Davis Road; Dave Perry, Cole Street; Brandon Ducharme, David E Ross Association; Lance Dellogono, Bear Hill; Jerry Powers, 3 Virginia Ave

**Call to Order**

4:31 pm meeting called to order by Mr. Ed Simoncini, Chair

Tracy Murphy and Melinda Horrigan introduce themselves to the board.

Mr. Ed Simoncini asks Melinda regarding the Septic Loan Program and would like Melinda to find out what happened to the program.

**Sign Minutes**

Nothing to sign. Mr. Ed Simoncini questions if the office will catch up on the minutes. Ms. Stephanie Wiseman states she plans to catch up on the minutes.

**Hearings**

➤ **1 Waterman Lane**

- Construct new on-site sewage disposal system/no variances required
- Phil Reviewed

Mr. Matthew Pearson makes a motion to approve both 1 Waterman and 7 Waterman Lane, Dr. Michael Popik seconds the motion. All in favor. 3-0 Unanimous vote. Approved

➤ **7 Waterman Lane**

- Construct new on-site sewage disposal system/no variances required
- Phil Reviewed

Mr. Matthew Pearson makes a motion to approve both 1 Waterman and 7 Waterman Lane, Dr. Michael Popik seconds the motion. All in favor. 3-0 Unanimous vote. Approved

➤ **241 Worcester Road – Well**

- Installation of drinking well
  - Variance requested- VI well siting – 31 ft from wetlands instead of 100 feet

Mr. Matthew Pearson made a motion to approve, Dr. Michael Popik seconds motion. All in favor. 3-0 Unanimous vote. Approved.

➤ **Lot 7 Davis Road**

- Construct new on-site sewage disposal system/no variances required
- Abby/Phil Reviewed

Mr. Ed Simoncini made a motion to approve, Mr. Matthew Pearson seconded the motion. All in favor. 3-0 Unanimous vote. Approved.

**New Business**

➤ **PFAS – Potato Hill Road subdivision – well moratorium discussion**

Lance Dellogono posed questions to the board, regarding the subdivision on Potato Hill Road. He wants to start digging/testing in the PFAS area. Mr. Matthew Pearson suggests he submit well permits in order to do so. Dr. Michael Popik states it should go to LSP first. Mr. Ed Simoncini notes there is a well moratorium in place and shouldn't be making exceptions. The last condition for the subdivision is they need to have a hydrologist study. The wells may go dry.

➤ **Discussion of masks & increase in hospitalizations (RSV, Covid-19, Flu)**

Ms. Abigail Conlin wanted the board to be aware of the fact hospitals are capacity and just wanted to bring up masks. Dr. Michael Popik suggests that mask enforcement should be done by establishments, not by us. Mr. Ed Simoncini wants Ms.



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

**BOARD OF HEALTH**

Abby Conlin to contact Oakmont because half of their hand sanitizing stations were empty. Ms. Abigail Conlin will contact the school.

- Emergency Shelter – Discuss with Fire Chief Butterfield/BOH Member participation

Ms. Abigail Conlin noted that Chief Kyle Butterfield was supposed to be attending the meeting; however there was a serious roll-over accident and would not be available. Moving the discussion to next meeting. January 4, 2023.

**Old Business**

- PFAS updates
- Discuss Unipay (online payment) and revisit fee schedule

Ma. Abigail Conlin asked if the board had any comments, and Mr. Ed Simoncini made known the Ms. Abigail Conlin sent the wrong document. Move to next meeting, January 4, 2023.

- Short Term Rentals

Ms. Abigail Conlin spoke with Mr. Paul Blanchard (building commissioner) and he stated that the Town of Westminster does not allow Short Term Rentals according to our by-laws. Mr. Ed Simoncini would like to know the by-laws that reflect this. Ms. Abigail Conlin will send the by-laws to the board. Mr. Ed Simoncini would like us to speak with town counsel regarding it, and Dr. Michael Popik wants to know who would enforce it.

- Review and consideration of updates to current Septic Regulations
- Review and consideration of changes to current Well Regulations.

Mr. Ed Simoncini makes a motion to approve the draft of the Septic and Well Regulations in order to move to a public hearing. Mr. Matthew Pearson seconds the motion. All in favor. 3-0 Unanimous vote. Approved to move to a public hearing.

Mr. Ed Simoncini suggests the date of January 25<sup>th</sup> for the public hearing.

**Board Concerns**

**Health Agent and Agent Updates**

83 Knower Road a title 5 was completed- Mr. Ed Simoncini asks if it needs to be voted on and Ms. Abigail Conlin states she is just informing the board, and can be voted on in a meeting another date. There is a 2 bedroom deed restrictions and there is no explanation as to why. It will have to be on the agenda next meeting.

Ms. Abigail Conlin asks the board if there are any questions or concerns for New England Sheets. Mr. Ed Simoncini states they cannot speak about it since it is not on the agenda. No one responded to her emails. He states Ms. Abigail Conlin states she sent emails and no one responded. Ms. Ed Simoncini explains to Ms. Abigail Conlin the process, and how it might be a violation of the Open Meeting Law. That being said, the Town Water and Sewerage so there is no comment for NE Sheets.

Ms. Abigail Conlin notes that she is unable to speak about the rest of what she wanted to speak about, since they need to be put on the agenda.

1 Princeton Road- they do not want BOH to oversee it since it's in Princeton. The well is in Westminster, so could the Board think about it until next meeting.

Mr. Ed Simoncini makes a motion to adjourn, Dr. Michael Popik seconds the motion. All in favor. 2-0 Unanimous. Meeting is adjourned at 5:47 pm

  
Edward Simoncini

  
Dr. Michael Popik

  
Matthew Pearson