



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

**Meeting Minutes**  
August 2, 2023  
**BOARD OF HEALTH MEETING @ 4:30 P.M.**

**Present:** Mr. Ed Simoncini, Dr. Michael Popik, Mr. John Lutz, Ms. Abigail Conlin, Ms. Stephanie Wiseman, Mr. Robert Carpenter

**Others present:** Crystal Collins, 31 Lake Drive East. Michael Kunce, Waste Management, Frank Sepol, Waste Management, Thomas Murray, Waste Management, Joel Dahlstrom, 25 Colony Road; Chris Mossman, Trowbridge Eng.; William Schultz

Mr. Simoncini calls the meeting to order at 4:31 pm. Recording for administrative purposes, no others were recording.

**Sign Minutes** – Minutes from: 6/7/23, 6/21/23. 7/5/23, 7/19/23 (Ed was not in attendance) old 3/2/22  
All in favor 3-0 unanimous

**Hearings**

**Approvals**

➤ **149 Bragg Hill Rd**

- Septic- new construction; 330 GPD
- Make a motion

Mr. Simoncini made a motion to approve, Mr. Lutz seconded the motion- all in favor – 3-0  
Unanimous

➤ **3 BettyJoe Way**

- Septic plan previously approved.
- Revision to have 2 separate systems due to multiple owners of duplex.
- Make a motion

Mr. Simoncini made a motion to approve, Dr. Popik seconded the motion, all in favor – 3-0  
Unanimous

➤ **57 Bacon St.**

- Septic Repair, 440 GPD
- Make a motion

Mr. Simoncini made a motion to approve, Dr. Popik seconded the motion, all in favor – 3-0  
Unanimous

➤ **31 Lake Drive East**

- Proposed addition
- Passing Title 5 done 2021
- Make a motion

Mr. Simoncini made a motion to approve, Dr. Popik seconded the motion, all in favor – 3-0  
Unanimous

➤ **2 Rock Maple Ln**

- Permit to finish basement



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- Bedroom Count 3; Room Count 9
- 330GPD septic; owners are requesting a deed restriction for 3 bedrooms system
- Make a motion  
Mr. Simoncini made a motion to approve with a 3 bedroom deed restriction, Dr. Popik seconded the motion. All in favor – 3-0 Unanimous

➤ **41 Edro Isle Rd.**

- Septic plan for repair
- 220 GPD- need a deed restriction
- Variances requested:
  - Reduction in leach field setback from well (from 100' to 51')
  - Reduction in leach field setback from property line (from 10' to 6')
  - Request to size leach field according to Title 5 (no 125% increase)
  - Request for test hole locations to be adjacent to leach field, not within leach field
- Make a motion

Mr. Simoncini made a motion to approve, Dr. Popik seconded the motion. All in favor – 3-0 Unanimous

**New Business**

➤ **VFW**

- Noncompliance with food protection manager order letter  
--Mr. Carpenter explained the reason for requesting their attendance at this meeting. The owner of the VFW is ServSafe however they are never in the kitchen. They were given 45 days to get someone certified and they had not done so. At the end of the conversation Mr Simoncini asked how they planned to fix the issue, and both of the attendees raised a copy of their newly acquired ServSafe certificates. They had just received them. They are no longer in violation of the food code.

➤ **Waste Management Update**

- Thomas Murray  
Mr. Simoncini wanted an opportunity for Waste Management to meet John Lutz, as well as hear from them what is going on at the transfer station, where the material is coming from etc. Mr. Murray explained what was being done in a whole at the site. He introduced the engineer, Michael Kunc and Environmental protection Manager, Frank Sepol. All three gentlemen explained their jobs at the landfill, and answered the few questions that were asked regarding materials that are there. The main discussion was what is being done regarding the smell. There have been several complaints recently regarding it. Mr. Murray explained how they monitor, and handle the smell complaints - Each complaint is checked on- they physically go to the site of the complaint and take readings. They compile the data, create and submit a report. That report is then emailed to us. They wrapped up their meeting by thanking Ms. Conlin and Mr. Carpenter for taking the time to tour the landfill the week prior. The board thanks the gentlemen for attending.

➤ **316 West Princeton Rd- Update**

- Required pH testing w/in 6 months to show pH is in range.
- Results submitted show pH in range.  
They results of the test are all set now. They are now in compliance.



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➤ **Short Term Rental Regulations**

Moved to the next meeting. Currently Zoning does not allow short term rentals. We are hoping to put this before the next town meeting. We are still waiting on the attorney general to make a determination regarding the enforcement of short term rentals. Ms. Conlin has been working with the Town Planner to get regulations. Mr. Simoncini are requests binders with information for each member to review. He would like all known regulations for short term rentals in Massachusetts.

➤ **BOH approval of Health Agent authority**

The Board delegates it authority to Ms. Conlin for the following listed below-

- Permanent Food Permits
- Temporary Food Permits
- Food Plan Review
- Hotel/Motel Permits
- Beach Permits
- Septic COC
- Occupancy Permits
- Water Supply
- Building Permits
- ANR Plans
- Beaver Trapping Permits
- Timesheets
- Accounts Payable
- Schedule of Payments
- Title 5 Review
- Bedroom Counts
- Order Letters
- Septic Plans/Permits
- Well Plans/Permits

**Other Business**

➤ **PFAS updates**

John Lutz said there is a grant available for PFAS. He was hoping that we might be able to utilize this grant. Mr. Simoncini asked Ms. Conlin to get in touch with a grant writer to see if we could utilize the funds- if we are eligible.

Mr. Powers made note of a device that can "read" PFAS in the ground water. It is probably not something that we would be eligible to use.

➤ **Tattoo Regulations**

Ms. Conlin is working on the regulations, she will get the information the board when they are available. Looking into what certifications could be required.

**Board Concerns**

**Health Agent Updates**

21C West Hill Road is empty. They are selling the condo to the cleaning crew.

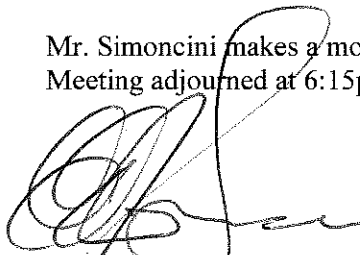
The Flow test with the new regulations was difficult. She wanted to board to review her questions. Mr. Simoncini thinks it might not be accurate. We require her witness test, and well completion report. Ms. Conlin will send the info to Mr. Simoncini what the regulations say. He will review them.




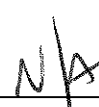
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Heather Billings wanted us to be aware the door was locked when she arrived at 6 pm.

Mr. Simoncini makes a motion to adjourn, Dr. Popik seconds the motion. All in favor – 3-0 Unanimous.  
Meeting adjourned at 6:15pm.

  
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Edward Simoncini

  
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Dr. Michael Popik

  
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Mr. John Lutz

Date: 9/6/23