



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

Meeting Minutes

June 7, 2023

BOARD OF HEALTH MEETING @ 4:30 P.M.
WESTMINSTER TOWN HALL, ROOM 222

Members Present:

Chairman, Mr. Edward Simoncini; Dr. Michael Popik; Mr. John Lutz; Health Agent, Ms. Abigail Conlin; Administrative Assistant; Ms. Stephanie Wiseman

Others Present:

Kyle Bennett, 83 Knower Road, and George Brewer, 30 Lakewood Park

Call to Order

4:31 pm Mr. Simoncini called the meeting to order. It was noted that the meeting was being recorded for administrative purposes, and there were no other recordings.

Sign Minutes

Mr. Simoncini made a motion to approve the meeting minutes from May 17, 2023. Dr. Popik seconded the motion. All in favor 3-0 Unanimous. Minutes approved.

Hearings

Approvals

➤ **316 West Princeton Rd.**

- Water results for new well show pH at 6.4. Acceptable limit is 6.5-8.5 SU. It was requested to allow Ms. Conlin to sign off on the occupancy permit even though the pH was off. Mr. Simoncini made a motion to allow the occupancy permit to be signed with the condition that they retest the pH within 6 months. Dr. Popik seconded the motion. All in favor 3-0 Unanimous. Occupancy permit can be Signed with the stated condition.

➤ **83 Knower Road**

- Bedroom Count Overage – This home has 3 bedrooms with a 2 bedroom deed restriction, but are not in compliance with the state sanitary code. The building department had the plans and they were signed off on by the BOH in 2004. Mr. Simoncini made the assumption that the BOH didn't count the office as a bedroom in 2004. He states that the room must remain open with no closet. There is no closet. Mr. Simoncini would like the door and frame removed. No hinges, and have Ms. Conlin inspect it. Mr. Simoncini made a motion that if the door is removed that we would be all set with the bedroom count. Dr. Popik seconded the motion, all in favor 3-0 Unanimous.

➤ **30 Lakewood Park Rd.**

- Proposed more than 15% increase on building

Mr. Simoncini made note that what we have stated is defensible in court, but that is not what the Board wants. Mr. Simoncini asked if there might have been an amicable decision. Mr. Simoncini explained what the position of the Board is in this matter. The Board wants to be



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sure the septic in place will work in this said home. Since there were variances granted he wants to be sure it will function. It was moved to the June 21, 2023 meeting.

➤ **Mike's Pizza- 2 Bay Sink**

- Request to use 2-bay sink, as opposed to required 3 bay sink- 105 CMR 590 (4-301.12 (D)).

It has been using a 2 bay sink for 25 years. Mr. Simoncini made a motion to grant a 2 bay variance for one year. At the end of 1 year they must have a 3 bay sink or warewash. Dr. Popik seconded the motion. All in favor 3-0 Unanimous.

➤ **109 Town Farm Road**

- Room Count Overage-

The owner requested a 2 bedroom deed restriction. Mr. Simoncini made a motion to allow the 2 bedroom deed restriction. Dr. Popik seconded the motion. All in favor 3-0 Unanimous.

➤ **3 Betty Joe Way**

- Well Application

No variances requested.

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

➤ **15 Kurrika Place**

- Well Application

No Variances requested. Mr. Simoncini made a motion to approve the well application. Dr. Popik seconded the motion. All in favor 3-0 Unanimous.

New Business

Other Business

➤ **PFAS updates**

- Complaint of movement of soil w/ possible PFAS contamination
 - 32 White Pine Drive

There was a letter from 30 White Pine regarding 32 White Pine with a complaint. DEP said moving soil on the lot is not an issue. It seems if there is an issue it does not fall with the Board of Health.

Board Concerns / Health Agent Updates

Mr. Simoncini made note that he completed Abby's review and it was excellent. She has exceeded all expectations at this time.

Ms. Conlin sent out the EDS plan to the board and the department heads. It is considered live. If any suggestions to let her know. The summary of the regulations were sent out to town counsel. And she is waiting on word. Lastly there is a housing complaint and could potentially be considered condemned. The fire department made the office aware.

Mr. Lutz made the Board aware that he will be on vacation for the next meeting.



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Mr. Simoncini moves to adjourn at 5:52 pm. Mr. Lutz seconded the motion. All in favor 3-0
Unanimous


Edward Simoncini


Dr. Michael Popik


Mr. John Lutz

Date: 8/2/23

Attachments:

316 Princeton Street Water Tests
83 Knower Road Plans – Room Overage
30 Lakewood Pk Plans – Letter from lawyer
Mikes Pizza – Request for variance paperwork
109 Town Farm Road Plans Room Overage
3 Betty Joe Way Well Plans
15 Kurrika Pl Well Plans

