



Hubbardston Board of Health

7 Main Street, Unit #2

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Meeting Minutes

Board of Health Library Conference Room November 26 at 6:30pm

Meeting called order 6:41 PM by Bill Homans

Attendance:

Cathy Hansgate- Chair

Bill Homans-Vice

Vin Ritchie-Member

Colleen Higgins-Member

Kate Saab-Member

Mallory Seamon-Admin

Guests

Whitney Freyburg- EDC

Paul Gowey- 29 Symonds Hill Rd


Don Matthews-Matthews Excavation

Review Last Minutes of November 12,2019

Motion to accept min. with one change to take place under attendance, Kate Saab to state Member not Admin. Motion made by Cathy, Vin seconded. **All in Favor, Passed.**

Agenda was reordered at this time to accommodate walk-ins for items under New Business.

1. 29 Symonds Hill Rd- Mr. Paul Goewey addressed the Board. Currently his residence at 29 Symonds Hill Rd is a four bedroom house with a four bedroom system, the Goweys are looking to ad an in-law addition to the property to provide a place to live for an aging parent. Currently one of the four bedrooms in the house is only used as a den/bonus room they were looking to see if the Board would allow for a four-bedroom Deed Restriction to be place on the property to allow them to build an in-law and maintain the current system. Restriction would state that property including in-law can only be used as a four-bedroom house. Vin suggested that the property owner speak with Roland Jean Jr. Building Commissioner on accessory use, Mr. Gowey agreed. Mallory provided the Board and Mr. Gowey with a copy of what a standard Deed Restriction from the Sanitary Code looked like. The Board thanked Mr. Gowey for stopping in to see us first before moving forward with building plans.
2. Whitney Fryeburg from EDC (Economic Development Council) sat in on meeting stated that she was getting a feel for our meeting as she would like to attended future meetings. Discussed recent food involved events in town and how the Board and Event holders could work together on permitting process to ensure all proper permits have been obtained for said events. Kate provided Whitney with documentation on different kinds of events and what the BOH would be expecting at the time of inspection. We all agreed that there would be a better communication expectation for all future events and we look forward to working with each other.

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3. Don Matthews from Matthews Excavating came in to review a T5 which he recently completed at 435 High St. System was a conditional pass due to D-Box crumbling. This property recently sold on 11/25. Board reviewed the Title Five report with Don, system 89 ft. from well no water report on file. Don stated that this water report would be on its way to us shortly. Don stated that as it sits the D-Box needs replacement, his question is would the Board allow new owners to move in pump it over the winter to confirm system is working order and mandate the new owners fix D-Box in the spring. Bill asked that we please send to Matt Hopkinson our engineer once water test is received, once we have opinion of engineer Board will vote on if we would allow for D-Box replacement in the spring.

Returned back to scheduled agenda

Failed Systems:

10 Main St still has not given pumping records, second follow up letter will be sent requesting the records be sent to the Board for review ASAP.

45 Williamsville Rd, no plan submitted at this time. Currently there are renters in home who are looking to purchase the house.

Passed Title V:

44 Simonds Hill Rd reviewed and ok to be filed.

7 Mayo Road reviewed Passing Title 5, inspector checked off both yes and no under laundry system checked, admin to follow up and clarify if laundry system was checked or not. It was mentioned that there was a pool with no fence will bring to the attention of the building inspector.

Permits issued/to be signed:

245 Gardner Rd Well Permit was reviewed and signed by Cathy H.

Tina Dixon residential kitchen permit was issued early as applicant is booking events for 2020

66 Williamsville Rd Cert of Compliance for System Install, reviewed some info missing Mallory will look for complete application/file and bring it back for December Meeting.

132 Old Westminster Rd Cert of Compliance was requested right before meeting, Mallory went and pulled file looks like we are missing final inspection sign off. Mallory will follow up with Matt Hopkinson and see if he completed the final inspection, this would have been done in Sept 2018 somehow fell through the cracks and now homeowner needs sign off for occupancy of new home. Cathy will come and sign the paper as soon as we have confirmation.

Open Inspections:

10 Main Street- As per above discussion Admin will work on obtaining pumping records.

10 New Westminster Rd – nothing new at this time

80 Bemis Rd – System has been completed Bill Hume inspected we received as built from R. Proctor.

Open Complaints: None

Open Issues:

Harvey Trash – Cathy Hansgate provided update to the Board, Wayne Account Customer Service Rep at Harvey sent over all invoices in the total around \$1900. She and Wayne are reviewing the costs, we will be asking for dumpster to be picked up so we stop incurring fees. There is some discrepancy on some of the billing we will continue to work toward a resolution.

Electric at Recycling Center – Mallory has been working with National Grid it appears there was some confusion as to the access point at the Recycle Center. Cathy advised that National Grid can access the Recycling Center via the DPW driveway at any time. Mallory to follow up.

Vaping – There are currently no changes to vaping regulations.

Missions E-4 DCR came through with their findings on an Advisory Ruling for an addition stating that there's no need for a ruling based on the description of work being completed. There is some discrepancy on the description that was given, Mallory is working with Building and DCR to clear up confusion.

Water Tests: None

Maven Nurses Report: None

Old Business:

Abandon/ Empty Houses – Mallory reached out to Monica at the Atty Generals office in regards to previous work done in Hubbardston, Monica did not have any records of demo requests, she will keep looking. Cathy stated that she has some documentation at home which she will bring to the next meeting. Vin stated that he will be meeting with Roland Jean next week to discuss how Gardner handles abandoned/vacant housing.

Chrome Books Purchase-Cathy, update on Chrome books advised she will be going through Ryan to purchase Chrome Book with the help of IT. This way the Towns IT Department will be able to access the Chrome books if ever an issue arises with them, they will also be able to help load any needed documents/programs that. The total cost for the four Chromebooks would total around \$1400

Cathy H made motion to purchase 4 Chrome Books for the Board of Health use ,Bill H to second all in favor. **Motion Passes**

Trash Haulers- Kate presented the Board with draft of regulations, Board to review and go over at the next meeting.

New Business:

Budget spreadsheet – submitted by Mallory, reviewed and signed off by Cathy.

Mass DEP Landfill Inspection – Cathy attended landfill inspection with Greg Root from Mass DEP Solid Waste Division. Noticed some issues that need to be corrected such as locks on gates look to have been cut, pipes need secured caps, some small shrubs and trees that need to be removed. Nothing that the Board needs to jump on but it needs to be taken care of in a timely manner. The Board will look at working on these issues in the spring. Mallory will follow up with Mark Popham on when his last inspection took place.

Bill stated that he completed a Perc with Chris Moran on 11.26 we didn't have paperwork Mallory will find.

School Inspection-Cathy H completed school inspection everything passed as expected. She did take note of the "Share" table where students leave un-eaten snacks. This table is unattended

leaving some concern of allergies. Cathy asked the principal to please draft a procedure sheet on how the table works for the Board to review.

30 Main St-Currently house is up for sale, we received a call from a buyers agent who stated that there was some concern of a possible failed system. Seller cannot afford to fix and was trying to sell "as is". We have not received a title five for this property yet, we have no record of it being a failing system recently. Will follow up.

EDS Drill- There has not been a date established with Jamie Terry, we are looking to complete the drill early December. Once scheduled we will advise.

Brunch with Santa-Katie Young is in charge of event she has not gotten her permit yet, Mallory will reach out.

Food Inspection-There are a couple of food inspections left to complete. These will be completed prior to the end of the year. Mission E4 and The Rod and Gun are still open at this time.

Unanticipated business:

Meeting Adjourned: 8:59 PM

Next meeting date: 12/10/2019

Meeting Min Drafted: Mallory Seamon 11/5/2019

Approved: Catherine Hainsgate 12/10/19