



BOARD OF HEALTH

7 MAIN STREET, Unit #2
HUBBARDSTON, MASSACHUSETTS 01452
(978) 928-1400 x 215 FAX (978) 928-1402

April 11, 2023 Minutes for Hubbardston Board of Health

- 1) Call to order at 7:10 pm
 - a. Attendees:
 - i. Cathy Hansgate
 - ii. Colleen Higgins
 - iii. Judie O'Donnell
 - iv. Laurie DeMalia
 - v. Nancy Perron (for minutes)
 - vi. Liz Putelis - absent
 - vii. Guest: Peter Lapierre, 28 Hale Road
- 2) Review and approval of March 15 meeting minutes
 - a. 1a – Laurie DeMalia was absent
 - b. 9d - 3rd statement should state Cathy to send email, not Colleen
 - i. Colleen motioned to approve
 - ii. Laurie seconded
 - iii. All in favor
- 3) Covid 19/Flu/Maven update – no new Covid cases, no Maven reports received
- 4) Step ahead to permits to accommodate visitor for 26 Hale Road. Mix-up for well permit. Well installed before gaining well permit. Owner thought driller pulled permit and driller thought owner pulled permit. Well permit signed off. Owner will forward to BOH a new water quality test after Occupancy Permit. BOH will have discussion in future regarding fines for not following protocol for permits.
- 5) Title V Reports
 - a. 18 Mayo Road – Septic Repair – Failed Title 5 – replace D Box and replace and repair clean out piping. Cathy inspected to avoid charge. Must remind sanitarian to set up appointment prior to starting repair job. Repair complete.
 - b. 82 Ragged Hill Road – Passed
 - c. 38 Morgan Road – Fail – Soil Suitability report – tax title paid in full – Waiting for balance of results of Soil Suitability Report.
- 6) Water Tests - None
- 7) Permits to be voted on/signed
 - a. 26 Hale Road – Septic Construction Permit, Well Permit signed off (see #4)
 - b. Hakala Brothers - Installer's Permit for Septic - Approved
 - c. Cauldron Farm Campground – Permit for Primitive Campground - Approved
 - d. Wachusett Landscape – Installer's Permit for Septic - Approved
 - e. JP Anderson Const – Installer's Permit for Septic – Approved
 - f. Haley Construction – Installer's Permit for Septic – Approved
 - g. Platinum Development, Mike Kryzowski – Installer's Permit for Septic – Approved
 - h. Peaceful Acres Campground w/ Pool – Approved
 - i. Cathy motioned to approve
 - ii. Judie seconded
 - iii. All in favor
- 8) Open septic plans/Engineering plans review - none
- 9) Old Business:

- a. BOH regulations, create list of fees and fines – plan on next meeting to review regulations draft. Dedicate ½ of meeting for this. Does BOH need to have open meeting to approve? By next meeting, BOH should know if it can vote directly or need to hold public hear on regulations. The regulations are more complicated now. Judie has finished the regs incorporating regs for tattoo and drinking water. Some fines have already been established within the regulations. They have been updated extensively. Water regs include PFAST.
- b. Cannabis odor update/Joint public meeting – May 3, 2023 at 7:00 pm – Cathy will send out notice once approved.
- c. Health nurse – on hold until Holden Hospital funds are understood.
- d. MAHB legal handbook
- e. Holden Hospital Account update – Cathy is waiting to hear back (public records) to know what is in the fund vs. what should be in the fund for BOH. Judie states Dennis O'Donnell has information up to 2017. Again, Health Nurse on hold until Holden Hospital funds are understood.
- f. Email sent to Nathan regarding records coming back from Laserfiche. Cathy asked to have files put back. Reply from Nathan that things will be shredded. BOH has discussed importance of paper copies. Judie suggests keeping paper files, especially septic plans. Accessibility for people without access to computers. Cathy drafted a motion and read at meeting.

April 12, 2023

Motion approved at the BOH meeting on April 11, 2023:

As the Board of Health is charged by the State of Massachusetts with maintaining permanent records; we, the Hubbardston Board of Health, unanimously approve that all Board of Health and Building paper documents and maps pertaining to home and business properties in the town of Hubbardston not be destroyed or shredded. The paper records are to be maintained in their original condition for one full year (365 days) while we assess the quality of the Laserfiche system.

Respectfully submitted,

Hubbardston Board of Health

Cathy Hansgate, Chair
 Judie O'Donnell
 Colleen Higgins
 Laurie DeMalia

- a. Cathy motioned to approve
 - b. Judie seconded
 - c. All in favor
 - d. Cathy asked that Nancy type and forward to TA and BOS ASAP
 - g. Cathy asked if Duffy wrote letter for 248 Gardner Road. Nancy replied that she was not sure and would find out.
- 10) New Business
- a. Local Regulations 2023 draft - Table
 - b. Report of bite from Urgent Care
 - c. Unexpected subjects
 - i. Memorial Day Parade invitation to march. BOH members declined
 - ii. Grant application – DEP recycling – Cathy will review
 - iii. EDS plan – Comprehensive, may not need for small town keep for information. Members will think about this. Question as to adding to current advisory plan or not.

- Judie suggests looking it over and keep as advisory. Request to Laurie to join subcommittee with Cathy Aroldi to review EDS and what may be useful to add.
- iv. Recycling grant – Deadline is Friday, April 14. Cathy will review and fill in if something of interest.
 - v. ? High Street – Judie questions structural issues of house/porch. Looks like it will collapse.
 - vi. 85 Gardner Road – Old Bait shop – Person living in camper intermittently. Smoke coming out of smokestack per Colleen. Roof appears to be caving in. Cathy to put up signs due to house collapsing and safety issues.
 - vii. BOH needs to look into grant for demolition of old buildings per Judie
 - viii. BOH Fee increases for construction permits/inspections:
 - 1. Disposal works repairs from \$100 to \$125/inspection (delete “includes 2 inspections”) Previous inspector charged for every inspection; Phil charges a flat rate
 - 2. Title 5 from \$75 to \$225
 - 3. Review of water tests \$25/test 1st when water is turned on, 2nd before Occupancy Permit signed
 - 4. New pool installation review \$50
 - ix. BOH Fee increases for Miscellaneous Permits/Inspections
 - 1. Pool Permit - \$75 per inspection
 - 2. Primitive Campground – Permit = \$50, Inspection = \$50
 - a. Cathy motioned to approve change in prices
 - b. Colleen seconded
 - c. All in favor
 - x. BOH septic account – currently BOH gets 80% and town gets 20%. Cathy suggests keeping 100 % of septic related fees until account is no longer in the red. Nancy to notify Kelli (accountant) of change.
 - 1. Cathy motioned to approve
 - 2. Judie seconded
 - 3. All in favor

10) Complaints

- d. 248 Gardner Road – on hold, waiting for letter from Building Commissioner
- e. 91 Hale Road remain open
- f. 2 Shawnee Way – Cathy drove by on April 6th. BOH has followed up with phone calls to daughter. National Grid shut off. House looks empty. Notices, no trespassing signs still on house.

11) Turnovers/Warrants for approval/Financial Reports

- a. Turnover FY23-4 reviewed
- b. Amazon invoice in amount of \$35.72 for Etekcity Lasergrip Temperature Gun and 1 box of sheet protectors to replace box borrowed from PD. Temperature Gun distributed to Cathy Hansgate on 4/19/2023.
 - i. Cathy motioned to approve
 - ii. Judie seconded
 - iii. All in favor

12) Next meeting date is April 25, 2023 at 7:00 pm

13) Adjournment

- a. Cathy Motioned to adjourn at 8:37 pm
- b. Colleen seconded
- c. All in favor