

Hubbardston Board of Health
7 Main Street, Unit #2
Hubbardston, MA 01452
978-928-1400 x209

BOARD OF HEALTH

3/2/2023

7:00pm

1. Call to order 7:08pm by Cathy Hansgate
 - a. Attendees:
 - i. Cathy Hansgate
 - ii. Colleen Higgins
 - iii. Laurie DeMalia
 - iv. Liz Putelis
 - v. Guest: Chris Monroe, Planning Board Chair
2. Review of Previous Minutes
 - a. Approval tabled until next meeting after corrections to be made:
 - i. Reason for reimbursement of \$16.89 to Cathy Hansgate,
 - ii. Numbering of items changes.

Cathy motioned that we move ahead to item 8b on the agenda in order to accommodate guest, Chris Monroe. Colleen seconded. All in favor.

8b - Cannabis odor update:

Damon Schmidt requested names of the 12 residents who made formal complaints of odor from his cannabis operation. Cathy compiled these and gave them to him via email. Mr. Schmidt replied via email that he visited individuals on high street to question them about the smell. He states that they have no new complaints when approached by him.

Chris Monroe, Cathy Hansgate and Nate Boudreau, Town Administrator met about next steps. Chris Monroe is here to relay what those next steps are: Special permits state that upon receipt of 3 credible complaints there will be a public meeting scheduled. All interested parties are noticed and the meeting will be broadly publicized. Select board asked planning board and board of health to coordinate this meeting. The hope is that we can have a public session and have permit holders join to talk about what their odor mitigation plans are and what the town's expectations are for the upcoming growing / harvesting season. Odor was discussed prior to permits being granted and several techniques were identified including which types of cannabis are grown. Product being grown in town is harvested and then processed to extract THC to be used in other products: edibles, shatter, etc. The standard is not NO odor the standard is that it doesn't get to the level of a nuisance. Meeting will be scheduled for early April.

3. Covid 19 / Maven / Flu Updates
 - a. Cathy sent email to Steve Curry about approval of new hires for Maven coverage: Victoria Sleser (epidemiologist) and Catherine Hoover (administration). Cathy approved in order to continue coverage.
4. Title V Reports

- a. 2 Brigham Street - passed. Completed 2/13/2023
- 5. Water Tests
 - a. None
- 6. Permits to be voted on / signed
 - a. E.L. Harvey Update: Nancy Perron has been in conversation with them and now has a tracking number for the check for permit fee
 - b. Feathered Acre - application submitted for temporary mobile food permit for selling at Rietta Flea Market.
 - i. Cathy motioned to approve, Colleen seconded - all approved.
- 7. Open Septic Plans / Engineering Plans Review
 - a. Lot across from 43 Birches (map 2, parcel 10) for review approved by Phil Leger on 2/15/2023.
 - i. Reviewed by board - Cathy signed off on.
 - b. 52 Lombard Road, parcel B, change from pending to approved (approved January 10, 2023)
 - i. Update: Conservation committee members walked the property and gave verbal approval, pending committee approval at their meeting.
 - c. Lot 5A New Templeton Road, revised plan approved by Phil Leger on 2/15/2023.
 - i. Reviewed by board - Cathy signed off on.
- 8. Old Business:
 - a. BOH regulations, create list of fines.
 - i. Board reviewed and discussed an email from the DEP regarding updated suggested local guidelines for private well testing. Cathy suggested adding as an addendum to our regulations.
 - ii. Cathy made edits to regulations that Judie has been working on - gave to Judie for review.
 - b. See above.
 - c. Health Nurse
 - i. Board discussed current fees paid to MPHJ for Maven coverage (\$1600 / year). Fiscal year for coverage is through 6/29/2023. Board discussed finding part time nurse beginning 7/1/2023. Discussion of Board accounts followed. Cathy let the Board know that we are at a deficit of \$12,000 in the septic account, due to a discrepancy between fees collected and potential overcharging by previous inspector. Laurie suggests an increase in fees to recoup some of the money. Cathy agreed that that is the next discussion to be had.
 - d. MAHB legal handbook
 - i. Judie will send the password for access to the legal handbook via email, again.
 - e. Holden Hospital Account update
 - i. Judie found a folder with documentation about approval of the account. Cathy will make a public record request for court case that cites BOH entitled percentage of Holden Hospital account at 20%.

- f. Sanitary Engineering / Environmental & Solid Waste Consulting, Mark W. Popham, R.S. Update
 - i. Cathy motions that we continue our current contract with Mark W. Popham: current contract is two tests per year - \$4955 per analysis. Cathy motions to approve, Colleen seconded, all in favor.
- 9. New Business
 - a. Recycling dumpster update
 - i. BOH funds a dumpster at the DPW costing \$61.00 / month. Much of the fee is recouped through a second metal recycling dumpster. For the period of fall through the present this dumpster provided the board with \$471.00 for metal recycling. The DPW asks that the board continue to support the trash / construction style dumpster in order to prevent dumping on the side of roads through out town. The fee altogether is about \$1100 / year (includes \$200 - \$250 periodic emptying fee)
 - 1. Cathy motions that we continue to pay the monthly fee through the end of the fiscal year. Laurie seconded, all in favor.
 - b. Fee Schedule
 - i. Ron Burton and Peaceful Acres have swimming pools. The application for swimming pool permits states the fee at \$50 for the permit and \$70 for inspection. The fee schedule on the website states the permit fee at \$55 and \$75 for inspection.
 - 1. Cathy motions that we change the fees on the application to match the fee schedule on the website. Colleen seconded, all in favor.
 - c. What is the regulation for number of unregistered vehicles on a property?
 - i. One (1)
 - d. Unexpected Subjects:
 - i. Laurie posed a question brought to her by a resident. Is there a regulation for how far from a property line a horse pen must be? Cathy suggested the resident contact Keith Tetreault from the agriculture commission for a response.
- 10. Complaints
 - a. 248 Gardner Road
 - i. Open - Building Inspector and planning board to move forward.
 - b. 91 Hale Road
 - i. Open - to remain open until court hearing.
 - c. 2 Shawnee Way
 - i. Cathy posted condemned property signs / notices on house and trailer and notified inhabitants of trailer that they have 7 days to vacate the premises from this date (3/2/2023).
- 11. Turnovers / Warrants for approval / Financial Reports
 - a. Board reviewed turnovers
 - i. There was a stop payment for a check from Hubbardston Town Diner, paid in person - cash.

- b. Phil Leger invoice #105 in the amount of \$1600.00
 - i. Cathy motions that we approve payment, Colleen seconded - all in favor.
 - c. Cathy Hansgate - reimbursement of \$13.26 for purchase of "No Trespass" signs from Walmart for 2 Shawnee Way.
 - i. Cathy motioned to approved payment of \$13.26, Judie seconded - all in favor (Cathy Hansgate abstained from vote)
12. Next meeting: 3/14 7pm
- a. Cathy motions to adjourn meeting at 8:57 pm, Colleen seconded