



## BOARD OF HEALTH MINUTES

Meeting Held at the Houghton Building on **January 23, 2018** at 6:00 PM

Members Present: Christopher Slade, Chair and Christopher Rogers, Member

Also Present: Jenny Jacobsen, Health and Permitting Assistant and Bill Brookings, Health Agent,  
Nashoba Associated Boards of Health

Not Present: Scott Powell, Clerk

Call to order: **6:10 pm**

### Minutes reviewed for :

- **C. Rogers moved to approve the minutes of January 9, 2018, C. Slade 2<sup>nd</sup>. Motion passes 2/0.**
- **C. Rogers moved to approve the minutes of December 19, 2017 as amended, C. Slade 2<sup>nd</sup>. Motion passes 2/0.**

### Mail Reviewed:

- Board reviewed variance letter for 342 South Bolton Road. Board previously voted to approve the plan pending the receipt of the letter.
- **J. Jacobsen to send a letter.**

### Appointments:

#### **6:15 pm – Hank & Gail Amabile 720 Main St Realty Trust**

- Hank and Gail Amabile exercising their right to a hearing, appeared before the Board to report on the progress that was made in response to the Nashoba Associated Boards of Health Inspection.
- They called in an electrician to put in supplemental baseboard heaters as needed. The electricians were responding to no heat situations. Since the units were working, though not sufficiently, it didn't qualify.
- The apartment has a single condenser outside with multiple heat pumps inside. The two heat pumps upstairs were working fine. They called in a technician who could not identify the problem. The catastrophic problem was that the power went out on the coldest night.
- The tenant, Leslie Leyton, reported that the unit didn't heat the kitchen when the temperature was below 30 degrees. When the kitchen was failing, the upstairs were working until it got below 10 degrees. She moved out.
- C. Slade remarked that since the apartment is vacant, but the unit should not be rented prior to the situation being remedied and reported to the Board.
- The Amabiles commented that they plan to put an electric heat source in prior to renting to a new tenant.
- B. Brookings noted that every habitable room needs heat.
- C. Slade commented that the property is not currently occupied, and therefore there is no immediate health risk to consider. The unit may not be occupied again until supplemental heating is installed and every room has a heat source.
- **C. Rogers asked for an update by the next meeting, February 13<sup>th</sup> 2018.**

#### **6:25 pm – Joan E. Hamlett, Director of Boards of Health Tobacco Control Alliance**

- J. Hamlett provided the Board with proposed regulation changes that other neighboring towns are considering adopting as well. The whole Nashoba area is moving forward.
- The key points are including flavored products and raising the age to 21 from 18.

- Joan will hand deliver the regulations to each of the vendors prior to the hearing.
- There will be a representative at the hearing to handle any legal questions.
- Legal notice needs to go in the paper. J. Hamlett will provide the content for the ad to J. Jacobsen for submission.
- Board will discuss at the January 13<sup>th</sup>, 2018. Possible hearing date of March 13<sup>th</sup>, 2018.

#### Action/Discussion:

- **Board of Health Regulations-** Review and Discussion Prior to Public Hearing
  - Board members received a draft of the proposed changes for review prior to the public hearing.
- **300 Wattaquodock Hill Road-** Variance Request
  - Board Reviewed the plan for an upgrade.
  - Board had no issues.
  - **J. Jacobsen to send a letter.**
- **Emergency Facility Set Up Drill Reminder**
  - Drill scheduled for 9am on January 25<sup>th</sup>, 2018. Those attending should meet in the lobby of the high school.

#### Building Permits Reviewed:

- **238 South Bolton Road-**Addition/Garage Foundation Only (B. Brookings signed 1/21/18)
  - Board conducted a room count.
  - 5 rooms on the first floor. 4 on the upper. Total 9. No deed restriction necessary.
- **476 Main Street-**Remodel for Dunkin Donuts (B. Brookings signed 1/19/18)
  - Bill updated the Board on his conversation with Susan Connors. It will be an increase in flow but there is no seating. If he goes over 1000 the state will get involved.
- **470 Main Street-** Demolition Application
  - Waiting for Asbestos Survey
  - Moved to next meeting.
- **339 Long Hill Road Lot 4C-** Foundation Only
  - Board reviewed and B. Brookings signed.
- **570 Main Street-** Cell Tower Equipment
  - Board reviewed.
  - B. Brookings signed.
- **476 Main Street-** Exterior Remodel and Addition of Storage Room
  - Board reviewed.
  - B. Brookings signed.
  - Bill also noted that they took care of the issue of paving over access points.

#### Septic Permits Reviewed:

- **306 Old Bay Road**
  - Moved to next meeting.
- **437 South Bolton Road**
  - Revised plan showed a lot line through the system.
  - **Reg 4 variance.**
    - Board reviewed letters from the two abutters.
    - This is an upgrade to a failed Title 5.
    - **C. Slade made a motion to accept the plan with variance as requested. C. Rogers 2<sup>nd</sup>. 2/0**
- **Sawyer Road-**Revised Plan

- Moved to next meeting.
- **Main Street Permit**
  - Board approved.
  - J. Jacobsen will send a letter to the effect that once the property comes under separate ownership they will have to comply to the shared system regulations.
- **Lot 17 64 Mill Pond Road-transfer**
  - Moved to next meeting.
- **Lot 5 Sugar Road (Craftsman Village)**
  - Moved to next meeting.
- **610 Sugar Road- D. Box**
  - Board signed.

**Inspections reviewed:**

- **610 Sugar Road**
  - Needs a distribution box. (see above)
  - Board accepted.
- **Sunset Ridge Condos**
  - Board accepted.
- **31 Sampson Road**
  - Board accepted.

C. Slade moved to adjourn the Board of Health meeting at 7:36 pm, C. Rogers 2<sup>nd</sup>. Motion passes 2/0.