

**Halifax Board of Health
Meeting Minutes
Wednesday, January 18, 2023**

On Wednesday, a meeting of the Halifax Board of Health was held at the Halifax Town Hall.
Present at the meeting were:

Steven A. MacFaun, Chairman
Pamela Engstrom, Co-Chairman
Candice Greene, Clerk
Robert Valery, Health Agent
Margaret Selter, Administrative Assistant

The Board of Health opened at 6:31pm. Chair, Steven MacFaun announced that the meeting was being recorded by Area 58.

1. Discussion Items:

- a. 63 Palmer Mill Road: Board needs to sign the Betterment Form B. Administrative Assistant will Notarize.
 - i. The Agent updated the Board that the system has been installed and that the owner expressed her appreciation of the employees of Cain Construction who performed the work.
 - ii. The Agent also updated the Board that, currently there is \$49,443 in the Betterment Grant Fund with a 5% interest rate. Residents in need of financial assistance should contact Mass. Housing which may have a lower rate. Their information can be found on our website under “homeowner information – septic system.”
- b. Lindy’s General Store: Violation
 - i. The Chair briefed his knowledge of the incident, the understanding of the State Law and the owner of the store’s full cooperation in the violation.
 - ii. The Agent states that the Board of Health visited Lindy’s and all other Tobacco sales establishments in October 2022 to provide educational support and missing signage for the Business.

On December 27, 2022, a compliance check was conducted by Ms. Mahoney, an authorized representative of the Halifax Board of Health. Lindy’s General Store violated the State law entitled “An Act to Modernize Tobacco Control and 105 CMR 665: Selling a tobacco product to a person under the Minimum Legal Sales Age.

The first violation is a fine of one thousand (\$1,000.00) Dollars; additionally, if the violation is the sale of a tobacco product to a person under the age of 21, the Tobacco Product Sales Permit shall be suspended for 1-7 business days per vote of the Board of Health or up to 30 consecutive business days pursuant to 105 CMR 040(d). This is a Board of Health decision.

 1. The Agent informed the Board that the fine in the amount of \$1,000 dollars was paid in full today.
 - iii. The Agent stated that during the suspension period all Tobacco Products must be removed from the sales floor and a sign clearly posted on the

entrance door and shelving units stating "Due to a VIOLATION of Mass. Law, Selling a Tobacco Product to a person under the minimum age. The Halifax Board of Health has suspended our License to sell." Tonight, the determination of the number of days the license to sell will be suspended will be voted on by the Board.

- iv. The Agent first introduced Ms. Kathleen Mahoney to the Board and Audience.

Ms. Mahoney briefed the Board on the details of the compliance check and her role as a Department of Public Health (South Shore Tobacco Coordinator) representative.

- v. The Agent then introduced Mr. Patel, owner of Lindy's General Store. He explained that he understands the violation is totally unacceptable and that his staff is currently going through retraining of the policies.

- 1. The Agent thanked Mr. Patel for his commitment to prevent this from ever happening again. He also thanked Ms. Mahoney for her services that helped us move Public Health Initiatives forward.

- vi. The agent told the Board that the day of suspension should be one of the busiest days of the week.

- vii. The Board after much discussion the Board voted that a 1-day suspension of tobacco product sales would be on, Friday, January 27, 2023.

c. 90 Redwood Drive: Uninhabitable

- i. On 1/5/2023 the Halifax Health Agent was contacted by the Police Chief to assess conditions that may endanger or impair the health, safety and wellbeing of a person or persons occupying the premises. The residence was visited by Agent Bob Valery. The first responders of Police/Fire were onsite responding to a medical emergency. Agent Valery was allowed access into the interior of the home by both the Police and Fire departments.

- ii. The Agent walked through the home, took pictures, and determined that: The only heating source was a pellet stove which was not operating and in need of fuel. The bathroom toilet was overfull and was not flushable. The home is cluttered with empty beer boxes and other debris causing only minimum passage throughout the home. After consultation from the Board of Health Chairman in accordance with 105 CMR 410.831, the Town of Halifax Board of Health (the "BOH") determined the dwelling located at 90 Redwood drive, Halifax, Massachusetts (the "Dwelling") is unfit for human habitation.

The residence was posted Unfit for Human Habitation on 1/6/2023 to ensure the safety of the residents and first responders.

- iii. The Board asked if the resident needs assistance once home? Will he have a place to live?

- 1. The Agent stated correcting the violation can be done quickly. Have a septic company get the sanitary facility operational and obtain pellets for the stove. The building inspector will assist to ensure it is

operational. It is his belief that the resident will need assistance and can utilize newly found resources.

2. Disposal Works Permits:

a. 26 Richview Avenue – Carried-over to the 02/01/23 meeting. Waiting for revisions from Webby Engineering.

b. Ratify Agents Approval:

i. 50, 55 & 58 Maplewood Drive

A Motion was made to ratify the Agent's Approval

Motion: Pam Engstrom

Second: Candice Greene

ii. 64 Maplewood Drive

A Motion was made to ratify the Agent's Approval

Motion: Pam Engstrom

Second: Candice Greene

iii. 66 & 70 Maplewood Drive

A Motion was made to ratify the Agent's Approval

Motion: Pam Engstrom

Second: Candice Greene

3. Affirm Any Bills Paid:

a. Payroll for the Week Ending December 31, 2022 & January 14, 2023

i. Robert Valery, Health Agent

ii. Margaret Selter, Administrative Assistant

iii. Patricia Sanda, Secretary

iv. Brian Kling, Animal Inspector

v. Robert Buker, Shared Service Coordinator

A Motion was made to Affirm Bills Paid.

Motion: Pam Engstrom

Second: Candice Greene

4. The Following to be signed:

a. Meeting Minutes:

i. November 16, 2022, Meeting Minutes

ii. December 21, 2022, Meeting Minutes

A Motion was made to the November 16, 2022, and the December 21, 2022, Meeting Minutes.

Motion: Pam Engstrom

Second: Candice Greene

b. Expense Account# 01-512 – FY 23-09

i. MHOA – Invoice# 2014 – 2023 Annual Membership – \$60.00

ii. WB Mason – Invoice# 234861910 – 2 Foam Mouse Pads – \$26.34

A Motion was made to approve .

Motion: Pam Engstrom

Second: Candice Greene

c. Revolving Account# 25-513 – FY 23-12

i. Webby Engineering – Invoice#

1. Plan Review – 50, 55 & 58 Maplewood Road – \$85.00.
2. Plan Review – 64 Maplewood Road – \$85.00.
3. Plan Review – 66 & 70 Maplewood Road – \$85.00.

ii. John DeLano – Invoice# 010923 – Plan Review – 26 Richview Avenue – \$85.00.

A Motion was made to approve Revolving Account# 25-513 – FY 23-12 Bills.

Motion: Pam Engstrom

Second: Candice Greene

d. Nursing Services Account# 01-522 – FY 23-07

i. Statement Covers Nursing Service Period: Laurie Montuori – January 2023 – \$583.34

A Motion was made to approve Nursing Services Account# 01-522 – FY 23-07 Bills.

Motion: Pam Engstrom

Second: Candice Greene

e. iPad Gift Account# 26-514-4830-02 – FY 23-06

i. AT & T Mobile – Cell/iPad Usage & Contract for Nov 12, 22 thru Dec 11, 22 - \$133.17

A Motion was made to approve iPad Gift Account# 26-514-4830-02 – FY 23-06 Bills.

Motion: Pam Engstrom

Second: Candice Greene

f. DHCD Expenditure 28-507-5784 – FY 23-03

**i. Cain Construction – 63 Palmer Mill Road – Septic System Installation
Final Payment - \$14,450.00**

**ii. Plymouth County Registry of Deeds – 63 Palmer Mill Road – Betterment B
Form Recording - \$107.00**

A Motion was made to approve DHCD Expenditure 28-507-5784 – FY 23-03 Bills.

Motion: Pam Engstrom

Second: Candice Greene

g. Public Health Excellence Grant Account# 25-516-5430-189 – FY 23-08

i. Robert Valery – December 2022 Payroll - \$1,632.00

ii. ALSCO Food Check – Invoice# 902

1. East Bridgewater, MA – 12/22/2022:

- a. Ocean State Job Lot - \$75.00
- b. Domino's Pizza - \$75.00
- c. Subway - \$75.00
- d. Old Country Pizzeria - \$75.00

2. Raynham, MA – 12/29/2022:

- a. Walmart Super Center #5448 - \$75.00
- b. IHOP – Raynham Pancakes - \$75.00

- c. Papa Gino's - \$75.00
- d. Cape Cod Café - \$75.00
- e. Our Mom's Place - \$75.00
- f. 1 Hour Extra for Inspection - \$35.00
- i. Total to ALSCO Food Check = \$710.00

A Motion was made to approve Public Health Excellence Grant Account# 25-516-5430-189 – FY 23-08 Bills.

Motion: Pam Engstrom
Second: Candice Greene

h. Permits: *(With condition all required documents are submitted to the Board of Health office)*

- i. 250 Industrial Park Drive – 2023 Storage Facility Permit
- ii. Cape Cod Café – 2023 Food Establishment Permit
- iii. Cinderella Nails – 2023 Artificial Nails Permit
- iv. Cumberland Farms – 2023 Food Service, Retail Food & Nicotine Sales Permit
- v. Halifax Mobil Station – 2023 retail Food & Nicotine Sales Permit
- vi. Healthy Habits Nutrition – 2023 Food Service Permit
- vii. Lakeside Villa – 2023 Food Service Permit
- viii. 550 Tavern – 2023 Food Service Permit
- ix. Lindy's General Store – 2023 Retail Food & Nicotine Sales
- x. Santoro's – 2023 Food Service Permit
- xi. Stop & Shop– 2023 Food Service & Retail Food Permit
- xii. The Tee Box – 2023 Retail Food Permit
- xiii. Twin Lakes Package – 2023 Food Service, Retail Food & Nicotine Sales Permit
- xiv. Teeka Lynne's Salon & Day Spa – 2023 Salon & Day Spa Permit
- xv. P&J Rubbish Removal – 2023 Rubbish Hauler's Permit
- xvi. DRK Mobile Toilets – 2023 Septage Hauler's Permit
- xvii. Bay State Sewage Disposal – 2023 Septage Hauler's Permit
- xviii. Wind River Environmental – 2023 Septage Hauler's Permit
- xix. Bolduc Sanitation & Excavation – 2023 Septage Hauler's Permit
- xx. Waste Water Services Inc – 2023 Septage Hauler's Permit
- xxi. Hockomock Environmental – 2023 Septage Hauler's Permit
- xxii. Fred E. Nava & Son, Inc – 2023 Septage Hauler's Permit
- xxiii. All-Town, Inc – 2023 Septage Hauler's Permit
- xxiv. Bolduc Sanitation & Excavation – 2023 Septic Installer's Permit
- xxv. Brarmann Excavation & Septic Co – 2023 Septic Installer's Permit
- xxvi. Brown Enterprises – 2023 Septic Installer's Permit
- xxvii. Al Wood, Jr. – A.E. Wood – 2023 Septic Installer's Permit
- xxviii. Christopher Drown – Fred E. Nava & Son, Inc – 2023 Title V Inspector's Permit
- xxix. Robert Brenton, Jr – Waste Water Services Inc – 2023 Title V Inspector's Permit

xxx. Steven MacFaun – Waste Water Services Inc – 2023 Title V Inspector's Permit

xxxi. Tyler Brenton – Waste Water Services Inc – 2023 Title V Inspector's Permit

A Motion was made to approve Permits i-xxxi on condition all required documents are submitted to the Board of Health office.

Motion: Pam Engstrom
Second: Candice Greene

i. **Mail Folder:**

i. Board's 2023 Calendar of Board of Health Meetings: [Board received Calendar with 2023 Meeting Dates.](#)

ii. **Conservation Commission:**


1. 30 Orchard Circle: Proposal to construct an addition with an in-law apartment on the Northerly side of the existing single-family home. [Emailed 01/05/23.](#)
2. 31 Ocean Avenue –To remove an existing asphalt driveway at 31 Ocean Avenue, Halifax, MA and replace it with gravel. Shown on Assessors Map 19, Lot 23 [Emailed 01/09/23.](#)

Adjournment

A Motion was made to adjourn the meeting at 7:06p.m.

Motion: Pamela Engstrom
Second: Candice Greene
Unanimous vote on the motion

Typed by,
Peggy Selter, Administrative Assistant



Steven MacFaun, Chair

Pamela Engstrom, Co-Chair



Candice Green, Clerk