

Halifax Board of Health
Meeting Minutes
Wednesday, February 07, 2018

On Wednesday, a meeting of the Halifax Board of Health was held at the Halifax Town hall.

Present at the meeting were:

John DeLano – Chairman (Left meeting at 7pm)
John Weber – Co-Chairman
Alan J. Dias – Clerk
Cathleen Drinan – Health Agent
Peggy Selter – Administrative Assistant

The Board of Health meeting opened at 6:30p.m.

1. Disposal Works Permits:

a. Ratify Agents Approval:

- i.** 18 Ninth Avenue.

A Motion was made to ratify the Health Agent's approval.

Motion: John Weber

Second: Alan Dias

Unanimous vote on the motion

2. Bring to Boards Attention: [Board read information/updates on items listed below.](#)

- a.** Wind River Environmental - Thank you card to Health Agent.
- b. MAHB:**
 - i.** Natural Gas Infrastructure and Public Health: From Local to Global.
 - ii.** DRAFT Cannabis Control Regulations.
- c.** Marijuana Facility update: Four Daughters Compassionate Care, LLC.
- d.** MassDEP Septic System Additive, Septic Scrub.
- e.** Guidance for the Inspection of On-site Sewage Disposal Systems.
- f.** Article from Minnesota: We're pouring millions of tons of salt on roads each year. Here's why that's a problem.
- g.** Help Sustain Brockton's Water. Learn More: [NoGreenWater.com](#).
- h.** Discussion on how to respond to possible security threats.

3. Discussion Items:

- a. 4 Richview Avenue:** George Harris, Landlord was in attendance to discuss tenant/landlord issues.
 - i.** [The Board asked the Health Agent for a summary of the housing inspection she did on January 29, 2018 at the request of the occupant, Brad Harris.](#)
 - ii.** [The Board then turned the discussion over to George Harris. Mr. Harris stated that the occupant is his son and he is in the process of evicting him. Mr. Harris showed the Board pictures of the house when his son moved in so that they would be aware of the alleged damage done by the occupant. Mr. Harris stated that the occupant, his son, said he would be out of the house by Friday, February 09, 2018. Mr. Harris informed the Board that he has hired Webby Engineering and a Drip Rite system is going to be](#)

installed soon. Mr. Harris stated he will continue to update the Board of Health with the progress of the septic system installation and the eviction/vacating of the occupant at the property.

- b. 62 Pond Street: Septic System.
 - i. The Health Agent updated the Board on a question from the homeowner regarding the possibility of adding a fourth bedroom to the home.
 - 1. The Board determined a Title V inspection was needed to determine groundwater. If the system passes a Title Inspection, yes, a fourth bedroom is possible.
- c. 19 Seventh Avenue: Clutter-Hoarding in yard.
 - i. Health Agent updated Board on clutter in yard and hoarding situation at property. Agent will continue to monitor the situation and update Board as necessary.
- d. 50' & BVW. – Agent updated Board that she has been informing engineers.
- e. Body Works regulation: advertise hearing?
 - i. Board is in agreement with Body Works regulation. Yes, advertise hearing.
- f. Still looking at regulations for change of occupancy inspections.
 - i. Carry-over to a future meeting.
- g. Proposed Zoning Changes Discussion Update: Alan Dias attended discussion.
 - i. Time Limited Permits, Building Permits By-Law, Signature Block.
 - 1. Alan Dias, Clerk, updated Board on the Selectmen's meeting he attended and the discussion on the possibility of considering the proposed Zoning change of the 200' x 200' grid regulation.
 - a. The meeting was continued. Selectmen's Meeting Minutes 01.23.18 "Zoning By-Laws Discussion."
- h. **Admin Report:**
 - i. Septic repair loan information set-up on BOH webpage with link to MassHousing page. Administrative Assistant updated Board.
 - ii. Annual Tonnage letters sent to rubbish hauler companies.
 - 1. Administrative Assistant updated Board that letters were sent to rubbish haulers with a reminder they are past due and a deadline for submission.
 - 2. Administrative Assistant updated Board on a question from one company that is construction and demolition (C&D) only asking if they are still required to submit a report.
 - a. The Board concluded that a submission in writing where the debris went and how much was sent, that would be sufficient for the company dealing in construction and demolition (C&D) only.
- i. **Agent Report:**
 - i. 257 Wood Street: Family living in out-building.
 - 1. The Health Agent updated the Board that on February 01, 2018, the Fire Chief, Jason Viveiro's and the Building Inspector, Rob Piccirilli, brought to her attention that there were people living in a large outbuilding behind the house on 257 Wood Street. An

appointment was made to inspect the property for 9:00 am on Friday, February 02, 2018.

2. The Health Agent updated the Board that at 9:00 am on February 02, 2018, she met the Fire Chief and Building Inspector at 257 Wood St. and they were allowed onto the property by Danielle Marble to inspect the outbuilding.

a. Based on the cumulative effect of all violations that the Health Agent saw and based on the expertise of the Fire Chief and the Building Inspector, the Health Agent declared an emergency and determined the outbuilding to be uninhabitable; thus, the outbuilding was condemned and placarded as unfit for human habitation. It was determined that the totality of the situation may endanger or materially impair the health, safety or well-being of any occupant or the public. The primary concern is that the building is a fire hazard.

i. The Board suggested a letter be sent to the owner of the property with a summary of the Agent's findings at the February 02, 2018 inspection and notification that the Board of Health will hold a public hearing on February 21, 2018 to discuss the condemnation of the accessory building at 257 Wood St. The hearing will begin at 6:30 pm.

- ii. Until Help Arrives: 5 from Halifax attending so far. Anyone else interested? Send email to Alan Dias, Clerk with information to register for the Until Help Arrives Seminar.
- iii. Proposals in for "Alum" pump for West Monponsett Pond. Agent updated Board.
- iv. WATD Silver Lake series. Agent updated Board.
- v. Seeking more health promotion presentations/classes, including meditation and even humor! Agent updated Board.

4. The Following to be signed: Board Approved and Signed.

a. Payroll for the Week Ending February 17, 2018

- i. Cathleen Drinan
- ii. Margaret Selter
- iii. Tracy Noland

b. Meeting Minutes: Board Approved and Signed.

- i. December 06, 2017 Meeting Minutes (J. Weber signature needed)
- ii. December 20, 2017 Meeting Minutes (J. Weber signature needed)
- iii. January 03, 2018 Meeting Minutes (J. Weber signature needed)
- iv. January 17, 2018 Meeting Minutes (J. DeLano & A.Dias signature needed)

c. Expense Account# 01-512 – FY 18-10 Board Approved and Signed.

- i. MHOA - MHOA/MASS DEP Annual Winter Seminar – \$195.00

d. Revolving Account# 25-513 – FY 18-14 Board Approved and Signed.

- i. Spath Engineering – Invoice# 10252018-743 – 77 Franklin Street (Map 113, Lot 5) – Plan Review – \$85.00
- ii. Grady Consulting – Invoice# – 18 Ninth Avenue – Plan Review – \$85.00

e. **Permits:** Board Approved and Signed.

- i. Subway – 2018 Food Service/Establishment Permit.
- ii. D’s Grille 58 – 2018 Food Service/Establishment Permit.
- iii. Lyonville Tavern – 2018 Food Service/Establishment Permit.
- iv. Republic Services – 2018 Rubbish Hauler Permit.
- v. Liquid Environmental Solutions – 2018 Septage Hauler’s Permit.
- vi. Joseph Webby – Webby Engineering – 2018 Soil Evaluator’s Permit.
- vii. Mike Campbell & John Orlando – Down to Earth Construction – 2018 Septic Installer’s Permit.
- viii. Sean McGonagle – McGonagle Septic – 2018 Title V Inspector Permit.

A Motion was made to approve permits i through viii.

Motion: Alan Dias
Second: John Weber
Unanimous vote on the motion

f. **Mail Folder:**

- i. **Board of Selectmen - Board Read.**
 - 1. Boy Scout Troop 39’s request was granted to use Town on the Green for a Community Yard Sale.
 - 2. Board of Selectmen meeting to discuss 06.10.18 Mudfest Event on February 27, 2018.
- ii. **Building Department - Board Read.**
 - 1. 706 Old Plymouth Street: Possible in-law apartment. No evidence of permits.
- iii. **Planning Board - Board Read.**
 - 1. Form A Distribution: River Street, Map 117, Lot 1 (creates 1 new lot)

Adjournment

A Motion was made to adjourn the meeting at 8:00p.m.

Motion: Alan Dias
Second: John Weber
Unanimous vote on the motion

Typed by,
Peggy Selter
Administrative Assistant

Signed By:
John Weber – Co-Chairman
Alan Dias – Clerk

~You can receive an official signed copy of meeting minutes at the Board of Health Office~