

**Halifax Board of Health
Meeting Minutes
Wednesday, February 21, 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. 429 Thompson Street:

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

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

b. Requiring Local Upgrades & Variances: (but otherwise recommended for approval):

i. 14 Buttonwood Road:

1. Allow the SAS to be less than the required 50' from the bordering vegetated wetlands.

A Motion was made to approve with the condition upon Health Agent receiving revised plan with Advanced Enviro-Septic.

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

A Motion was made to approve with local upgrades and variances and allow the SAS to be less than the required 50' from the bordering vegetated wetlands.

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

c. Soils of Special Concern:

i. 77 Franklin Street: (Map 113, Lot 5).

1. Board requested that the abutters be put on the plan and to show that the lot was pre-existing and can be grandfathered-in.
2. Carry-over to the March 07, 2018 meeting.

2. Hearing(s):

a. 6:30pm – Public Hearing: Condemnation Process.

- i. Rear Accessory Building 257 Wood Street A. Attorney John E. McCluskey, Esq. in attendance representing the Marble family. Also in attendance: Gerry Fitzgerald, Conservation Commission, Kendra Kelley, Conservation

Commission, Laurence (Lonnie) Marble Jr, Joy Marble, Kurt Marble, Donna Marble, Jarvis Hathaway and Sean Barrett.

1. Board opened the hearing at 6:30pm and read the Notice of Public Hearing Legal Ad to condemn 257 Wood Street A. (Rear Accessory Building)
2. The Board asked the Health Agent for a summary of the facts of finding from her inspection.
 - a. The Health Agent stated she was informed of the situation at 257 Wood Street on Thursday, February 01, 2018 by the Fire Chief, Jason Viveiros and the Building Inspector, Robert Piccirilli. It was decided that they would not wait until Monday to speak with the occupant/owner and the Fire Chief contacted someone in the Marble family and made an appointment to inspect the building/property for 9am on Friday, February 02, 2018:
 - b. The Health Agent commented that they met with Lawrence Marble Sr, Lawrence (Lonnie) Marble Jr's, brother Danny Marble, and several members of the family (wife and two sons of Lawrence (Lonnie) Marble Jr) were also there during the inspection and it was determined that the building was unfit for human habitation.
 - i. The outbuilding is a complicated conglomerate of additions to what might have been originally a workshop.
 1. Most of the rooms are packed with combustible materials such as lumber, furniture, and stuffed wild animals.
 2. It now has several workshop areas with wood burning stoves, several gathering rooms, and two apartments, each with living spaces, sleeping space, kitchens and a bathroom.
 3. The "apartment" with the family of father and three children was the best kept and neatest/cleanest of any of the spaces.
 - a. No permits of any kind for electrical work, plumbing, heating or septic systems existed.
 4. It was seen that a wood burning stove (one of many) was in use and that the flames could be seen through the pipe and back wall, it was thin and rusty. There was no fireproof wall behind it.
 5. There was a large furnace in use, providing heat through piping to several rooms. The room with the furnace also had an electrical panel, without a cover with extension cords wired directly into it.
 - ii. Another room/storage closet had another electrical panel, without a cover with extension cords wired directly into it and wires leaving it, following the shaft of heating pipes.

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

b. Public Hearing: Practice of Body Work. – Carry-over to the March 07, 2018 meeting.

3. Bring to Boards Attention:

- a. Public Hearing Legal Ad for Accessory Building at 257 Wood Street.
 - i. – Board read the Public Hearing Legal Ad for Accessory Building at 257 Wood Street.
- b. Public Hearing Legal Ad for Regulations Governing the Practice of Body Work.
 - i. Board read the Public Hearing Legal Ad for Regulations Governing the Practice of Body Work.
- c. Open Meeting Law Reminder Email: Watchful Eyes Tri-Town Local Governments.
 - i. Board read information/reminder regarding the Open Meeting Law.
- d. 407 South Street: Complaint.
 - i. Health Agent updated the Board on a complaint she received and the inspection she conducted at the property. The update included the homeowner, an older gentlemen in poor condition and several elderly animals in poor condition.
 - 1. The Board suggested the Health Agent contact Elder Protective Services with help for the homeowner and MSPCA with help for the animals.
- e. 11 Brandeis Circle: Call of Concern.
 - i. Health Agent updated the Board on a call of concern she received and the inspection she conducted at the property.
- f. Discussion on how to respond to possible security threats. – Carry-over to another meeting.

4. Discussion Items:

- a. **Admin Report:** - Administrative Assistant updated Board on tonnage reports.
 - i. At the 01.17.18 Board of Health meeting it was determined by the Board that all annual Tonnage Reports submissions were due no later than end of day (4:00pm) March 07, 2018.
 - 1. Annual Tonnage letters were sent to rubbish hauler companies on 01.25.18.
 - a. Received reports from 3 companies, still waiting for submission from 5 companies.
 - i. The Board suggested sending a second reminder email & letter to companies that have not submitted their report as of yet.
- b. **Agent Report:**
 - i. 4 Richview Avenue: Update.
 - 1. Agent updated Board on tenant/landlord issues and occupant eviction/vacancy.
 - ii. 19 Seventh Avenue: Update.

1. Agent updated Board on clutter and hoarding situation at property and will continue to monitor.
- iii. Until Help Arrives: Update.
 1. Agent updated Board on “Until Help Arrives” seminar at the Kingston Library she attended Wednesday afternoon, February 21, 2018.
- iv. Still looking at regulations for change of occupancy inspections.
 1. Health Agent and Board discussed the change of occupancy inspection(s) and determined not to make this a regulation/policy.
 2. The Health Agent will advertise the change of occupancy inspection as an option to landlords and tenant’s on a voluntary basis.

5. The Following to be signed: – Board Approved and Signed.

a. Payroll for the Week Ending March 03, 2018

- i. Cathleen Drinan, Health Agent
- ii. Margaret Selter, Administrative Assistant
- iii. Tracy Noland, Animal Inspector

b. Meeting Minutes: Alan Dias Signed.

- i. January 17, 2018 Meeting Minutes (A. Dias signature needed)

c. Expense Account# 01-512 – FY 18-11 - Board Approved and Signed.

- i. Express Newspaper – Invoice# A626CL – Meeting/Hearings – Legal Notice Ad# 9238 – 257 Wood Street - \$40.00
- ii. WB Mason – Office Supplies – Invoice# I52378003 - \$158.42
- iii. MEHA Education Seminar – Onsite Wastewater for Local Environmental Health Officials – C. Drinan - \$75.00
- iv. MEHA Education Seminar – Onsite Wastewater for Local Environmental Health Officials – A. Dias - \$75.00
- v. Review/Update Soil Science and Geology for Soil Evaluators – C. Drinan - \$135.00
- vi. Advanced Training Workshop for Soil Evaluators – Reading Different New England Landscapes – C. Drinan - \$135.00

d. Revolving Account# 25-513 – FY 18-15 - Board Approved and Signed.

- i. Grady Consulting – Invoice# 9499 – Plan Review – 14 Buttonwood Road – \$85.00
- ii. Spath Engineering – Invoice# 02132018-743 – Plan Review – 429 Thompson Street– \$85.00

e. Nursing Services Account# 01-522 – FY 18-09 - Board Approved and Signed.

- i. Norwell Visiting Nurse Association – Invoice# HBOH0118 – Nursing Services for January 2018 - \$443.32

f. Permits: Board Approved and Signed.

- i. DRK Septic Pumping – 2018 Septage Hauler’s Permit
- ii. Rocky Meadow Enterprises – 2018 Septic Installer’s Permit
- iii. David F. Penney - Rocky Meadow Enterprises – 2018 Title V Inspector’s Permit.

A Motion was made to approve permits i through iii.

Motion: Alan Dias

Second: John Weber

Unanimous vote on the motion

- g. **Mail Folder:** [Board Read information/update.](#)
 - i. **Annual Tonnage Reports:**
 - 1. Saccone Brothers Leasing/DeSac Disposal: Construction & Debris.
 - 2. Howland Disposal:
 - ii. Department of Agriculture Resources: [Board Read information.](#)
 - 1. **Notice: Public Hearing for Vegetation Management Plan:**
 - a. Monday, February 26, 2018 – Wareham Town Hall, Wareham, MA - 11am-12:30pm.
 - b. Tuesday, February 27, 2018 – UMass Waltham Field Station, Waltham, MA - 11am-12:30pm.
 - 2. **MDAR Apiary Program:** [Board Read information.](#)
 - a. Due to the increased popularity of honey beekeeping and the rising number of beekeepers, the Department would like to inform municipalities that it is available to offer guidance and assistance.
 - i. <https://www.mass.gov/apiary-program-honey-bees>.
 - iii. **Board of Selectmen** – [Board Read information/update.](#)
 - 1. Application for Common Victualler License.
 - a. Spartan Capital, LLC dba Famous Pizza & Seafood.
 - iv. **Zoning Board of Appeals** – [Board Read information/update.](#)
 - 1. Public Hearing for Special Permit:
 - a. Light Industrial use at 413 Plymouth Street.
 - 2. Voted to Grant Petition# 874 for a new Special Permit:
 - a. Existing in-law apartment as presented at 40 Carver Street.
 - v. **Planning Board**
 - 1. Form A Distribution: River Street, Map 117, Lot 1 (creates 1 new lot) – [Board Read information/update.](#)
 - 2. Site Plan: J&V Auto Sales 320 Monponsett Street.
 - a. [The Board of Health has no comments/concerns regarding the Site Plan at this time.](#)
 - b. [The Board of Health/Health Agent will need to review the plan for the garage addition.](#)

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~