

**Halifax Board of Health**  
**Meeting Minutes**  
**Wednesday, September 02, 2020**

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

**Present at the meeting were:**

John L. Weber – Chairman  
Alan J. Dias – Co-Chairman  
Steven MacFaun – Clerk  
Robert Valery – Health Agent  
Kelly Dwyer, Secretary

The Board of Health meeting opened at 6:30pm.

1. 163 Plymouth Street discussion and update. Jen Curran will be in attendance.
  - a. Jennifer Curran and Kathy Palm of Belsito Property's for Fannie Mae arrived for their hearing at approximately 6:50pm.
  - b. Alan Dias updated the Board that 163 Plymouth Street was placarded twice and torn off the previous Monday. The board discussed that the habitant of this property has a virtual hearing the next day with housing court in order to have the water turned on.
  - c. Ms. Curran discussed wanting to get the Town involved, as the habitant is not a legal tenant, the property is deemed uninhabitable and Fannie Mae would like to clean it up and sell.

**A motion was made to use Town Council going forward to do whatever necessary to clean up the property.**

Motion: Alan Dias

Second: Steven MacFaun

**Unanimous vote on the motion**

**2. Hearing(s): Begin at 6:30pm:**

**a. 4 & 8 Lingan Street**

- i. Scott Farna of Grady Engineering present for the hearing.
- ii. Variances and/or waivers
  1. Board determined at their 08/05/20 meeting that 4 & 8 Lingan Street required a hearing about moving the tank closer to the property line.
  2. Waiver on the two-tank requirement
- iii. Bedroom per unit deed restriction
  1. Deed restriction required - 2 bedrooms per dwelling
    - a. Board discussed that local regulations require asking for a variance/waiver for the singular septic tank and requires a reduction in mottling.



**A motion was made to approve the plan with revisions.**

Motion: Alan Dias

Second: Steven MacFaun

**Unanimous vote on the motion**

**b. 12 Water Street**

- i. Joe Webby present for the hearing.
- ii. Allow the proposed septic tank & pump chamber to be 2' from a cellar wall instead of the 10' required.
- iii. Allow the bottom of the proposed SAS to be 4.0 from soil mottling instead of 5' required.
- iv. Allow a 2' remove and replace instead of 5'.
- v. Allow the use of a sieve analysis to determine the L.T.A.R.
- vi. Allow a 5' setback from the proposed SAS to a property line instead of 10' required.
  1. The board discussed the necessity of an abutters list, read the waivers and asked if the revisions had been done.
    - a. Joe Webby stated that the abutters had been notified and that the plan had been revised.

**A motion was made to approve the plan with proposed revisions.**

Motion: Alan Dias

Second: Steven MacFaun

**Unanimous vote on the motion**

**3. Disposal Works Permits:**

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

**i. 39 Buttonwood Road**

1. Allow the bottom of the proposed SAS to be 3.02' above soil mottling instead of 4' required with 1 test hole.
  - a. Revisions were not given to the board, the board will revisit this once the revisions have been received.

**4. Bring to Boards Attention:**

**a.** Vote for re-organization of the Board.

**A motion was made to re-appoint:**

- John Weber as Chairman,
- Alan Dias as Co-Chair,
- And Steven MacFaun as Clerk for the Board of Health.

**Unanimous vote on the motion**

**b.** Appoint Bob Valery as the new "Records Access Officer" for the Board of Health

**A motion was made to appoint Robert Valery as "Records Access Officer" for the board of health.**

Motion: Alan Dias

Second: Steven MacFaun

**Unanimous vote on the motion**



## 5. Discussion Items:

- a. 330 Plymouth Street – O’Rielly’s Auto. Revision submitted.
  - 1. The board discussed the revisions, as well as the 7-foot diameter chamber not being large enough, but the pump chamber being okay. Agent will be emailing the contact, Casey to check on the components.
- b. 582 Monponsett Street update.
  - i. 09/02/20 Complaint Call – Anonymous caller stated owner of 582 Monponsett Street has pumped septic into a neighbor’s yard during the evening hours at least on two occasions that they are aware of.
    - 1. The board discussed that there are two allegations of pumping on to neighbor’s yard.
    - 2. The board also discussed that they did not notice any smells or signs of this but did notice that the levels were low. Alan Dias suggested writing a letter to the owner to come in with the time frame of installation.
    - 3. Health agent notified board that he has already sent a letter and can confirm that the projected has stated but they are waiting on utility companies.
- c. 471 Monponsett Street – Nuisance/Trash
  - i. The board discussed this property having multiple complaints going back ten years, revolving around excessive debris and trash.

**A motion was made to start the process of inspection and involve Town Council if there are violations.**

Motion: Alan Dias

Second: Steven MacFaun

**Unanimous vote on the motion**

- d. 100 Lake Street – Trash
  - i. Jennifer Curran of Molisse Realty discussed this property also being owned by Fannie Mae, and they confirmed the trash was entirely gone.
- e. 416 – 430 Plymouth Street
  - i. 10 Putter’s Way Complaint of System Break-Out at 416 – 430 Plymouth Street
    - 1. The board discussed how all of the tanks were pumped o over the weekend (09/01/2020) and were dry on 09/02/2020.
- f. 657-659 Monponsett Street – Twin Lakes Liquors
  - i. Update: Per Lawrence Gogarty, Webby Engineering is looking into designing new system now instead of the 6 months from now extension granted by the Board
    - 1. The board discussed that the Building Department would like to get the board of health involved due to structural issues and plumbing changes. There is a deviation in the original building plan, and the board discussed not inferring anything until more information is acquired.



**g. 0 Pine Street North, Map 10, Lots 1063-1073**

- i. Admin. spoke w/Joe Webby. Perc was done in 1990, prior to 1995. New perc needs to be done.
- ii. Caller (Derek) said he spoke with Alan and because of the current well size, only a one (1) bedroom is allowed.
- iii. Can this property ever be a three (3) bedroom?
  1. Possibly with increase of well or by tying into town water supply?
  2. The board discussed these questions. The Health Agent decided he will call Derek to assist and to explain how an engineer is needed to design a plan for the answer to his question.

**h. Town Meeting Article**

**i. Article 39 - Landfill Erosion Repair**

1. BOH will be the department to make a motion/propose article 39 at town meeting.
2. The board discussed the Landfill erosion repair that will be at Town Meeting which was adjourned and moved to a later date. Alan Dias explained that they did not reach the article yet, and he would be present for it when Town Meeting continues on its proposed date Saturday September 12, 2020.

**a. Agent Report:**

- i. COVID-19 update
  1. Agent updated that there are no new reported cases, and that he had completed an elementary school walk-through. He reports no concerns regarding spacing for the cafeteria and overall learning.
- ii. EEE/WNV update
  1. Agent updated that there are no new reported cases.
- iii. Flu Clinic
  1. Agent reports there will be a Flu Clinic held in the Great Hall on 9-16-2020 between 2-5:30pm.

**i. Admin Report:**

- i. Halifax Beach Association (HBA)
  1. Admin. Made contact with beach association and received payment. Up-to-date. All beach are open!

**j. Secretary Report:**

- i. Qualified sales between January 1st 2020 and July 20th 2020.
  1. Secretary reported that out of the list, there are four properties that are Lake Front and one property that was next to a bog. All five properties had a title v done within the last two years.
  2. Secretary reported that she will continue to research the rest of the properties on the spreadsheet.

**6. The Following to be signed:**

- a. Payroll for the Week Ending September 12, 2020 Board Approved and Signed
  - i. Robert Valery, Health Agent



- ii. Margaret Selter, Administrative Assistant
  - iii. Kelly Dwyer, Secretary
  - iv. Brian Kling, Animal Inspector
  - b. Meeting Minutes:**
    - i. Meeting Minutes 08/05/20 **Board Approved and Signed**
    - ii. Meeting Minutes 08/19/20 **Board Approved and Signed**
  - c. Expense Account# 01-512 – FY 21-04**
  - d. Robert Valery – Mileage Reimbursement **Board Approved and Signed****
    - 1. 08/05/20 to 08/18/20 - \$54.93
    - 2. 08/19/20 to 09/01/20 - \$49.07
    - ii. WB Mason - **Board Approved and Signed**
      - 1. Invoice# 212857926 – Printer Toner - \$201.98
      - 2. Invoice# 212939444 – Letter & Legal Folders – \$30.96
      - 3. Invoice# 213181034 – “Received” date stamp – \$16.64
  - e. Revolving Account# 25-513 – FY 21-04 **Board Approved and Signed****
    - i. Spath Engineering – Invoice# 08292020-743 – Plan Review – 39 Buttonwood Road – 85.00.
  - f. Landfill Engineering Account# 01-519 – FY 21-01 **Board Approved and Signed****
    - i. Tighe & Bond – Invoice# 082093137 - Landfill Monitoring – For Professional Services Rendered Through 07/25/20 - \$850.00
  - g. Permits: (*With condition all required documents are submitted to the Board of Health office*)**
    - i. Loco Larry’s Taco’s – Tony Muscolino – 2020 Mobile Food Permit. **Board Approved and Signed**
    - ii. Thompson Street (M116, L4) – 2020 Drinking Well “Drill Only” Permit **Board Approved and Signed (see below)**
      - 1. Secretary updated that “DM Drilling Service’s Doug Mann informed the Administrative Assistant that his Certification had expired in December, but he has a call into the state. He asks the board if he can move forward with the well, or if he must wait to hear back from the State. Secretary provided the Bard with a copy of his Certification.
      - 2. The board discussed the delay in the state certification and communication due to COVID-19.
- A motion was made to approve the Permit for this location.**
- Motion: John Weber
- Second: Alan Dias
- Unanimous vote on the motion**
- iii. Joseph F. Kehoe – Joseph F. Kehoe Contracting – 2020 Title V Inspector’s Permit. **Board Approved and Signed**
  - h. Mail Folder:**
    - i. Meetings, Gatherings & Face Coverings
      - 1. **The board discussed.**

- ii. Talent Bank Form. Interest in Board of Health.
- iii. **Zoning Board of Appeals:**
  - 1. Amanda's Way Petition# 922
    - a. The board discussed.
  - 2. Amanda's Way Petition# 924
    - a. The board discussed.

**Adjournment**

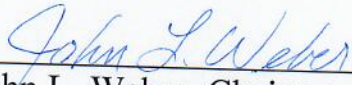
A Motion was made to adjourn the meeting at 7:41p.m.

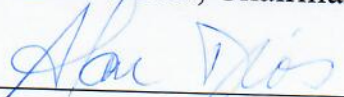
**Motion: John Weber**

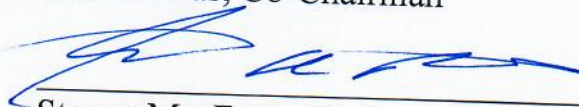
**Second: Alan Dias**

**Unanimous vote on the motion**

Typed by,  
Kelly Dwyer, Secretary

  
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John L. Weber, Chairman

  
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Alan J. Dias, Co-Chairman

  
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Steven MacFaun, Clerk