



Town of Mendon
18 Main Street
Mendon, MA 01756
(508) 634-2656

BOARD OF HEALTH MEETING MINUTES

Wednesday – November 2, 2022 | 7:00 PM

In Attendance: Alan Greenberg – BOH Chairman
Tom Fichtner – BOH Vice-Chairman
Joyce Gilmore – BOH Member
Jack McLellan – Inspectional Svcs. Office Coord. | Health Admin.

Not Present: N/A

Meeting Location: Remote via Microsoft Teams

MINUTES APPROVED

By Board of Health on
SEPTEMBER 27, 2023

At 7:00 PM, BOH Meeting has been called to order by Jack McLellan. Jack reads the Open Meeting Law Extension.

Chairman Greenberg thanks Jack, and before moving on to the 1st Item on tonight's agenda, Chairman Greenberg wanted to make a statement of ethics, as Chairman Greenberg has a long-term relationship with Guerriere & Halnon as Chairman Greenberg is one of their Vendors. Chairman Greenberg stated that if anyone on tonight's meeting has any opposition for Chairman Greenberg participating in the discussion or voting that pertains to the 1st Agenda Item, to please make it known.

No one on the meeting had any opposition, so Chairman Greenberg calls on Tom Ryder, Mendon's Town Engineer, to begin with the 1st Agenda Item.

1st Item on Agenda 103 Uxbridge Road Septic System Installation

Tom Ryder is having audio issues, so Chairman Greenberg calls on the Representatives from Guerriere & Halnon to update the BOH on the property's septic status. Mike Hassett, an Engineer from Guerriere & Halnon, wanted to discuss the existing septic system located on the property. It was approved by the BOH in 2020 and the Planning Board issued a decision and authorized the project to proceed with construction. During construction, Steve Donatelli, Mendon's On-Site Septic Engineer, was at the property and observed that the D-Box and the Septic Lines leading to the Leaching Field were in a Failed condition and should be replaced.

Additional soils testing was done at the property, but the issue that came up was that there was only 36 inches of natural pervious soil where 48 inches is required by the State Code for a conventional system. Mike and Steve talked about putting in a Presby System, as they can be installed with less than 4 feet of natural occurring pervious soil which is allowed by Mass. DEP with only 2 feet without a variance provided that it has been demonstrated that no greater separation can be achieved anywhere on the site. Mike Hassett wanted to get the Boards thoughts on the Presby System being installed before proceeding to the next steps.

Tom Ryder regained audio and is fine with the Presby System being installed, but a Deed Recording on the property will need to be done. But everything is good with the design plans and Perc Testing results, so Tom Ryder will send the BOH his approval that the Presby System is acceptable for the property.

Chairman Greenberg asks Tom Fichtner and Joyce if they had any comments. Joyce had asked if the inspection was done in 2020, how the D-Box and Pipes failed. Steve Donatelli

said that both were crushed, most likely due the amount of construction that had taken place. Tom Fichtner said he was good with it as long as the Tom Ryder's outline letter he puts forth to the BOH is conditional to what is warranted for the approval.

Chairman Greenberg calls for a motion.

Joyce makes the motion to accept the plans presented for the Presby System for the property at 103 Uxbridge Road. Tom Fichtner seconds the motion. The motion is passed.

Roll call vote: Greenberg-Abstained, Fichtner-Aye, Gilmore-Aye.

Chairman Greenberg thanks everyone and moves to the 2nd Agenda Item.

2nd Item on Agenda

Local Upgrades for 31 Washington Street and 37 Blackstone Street

Tom Ryder states that the repair for 31 Washington Street is acceptable as Title 5 requires that the Soil Absorption System have at least a 4-foot offset to the estimated seasonal high groundwater table. A 3-foot offset is allowed for repairs with a Local Upgrade approval for a conventional soil absorption system.

Chairman Greenberg asks Tom Fichtner and Joyce for any comments. Both Tom Fichtner and Joyce are good with the Upgrade.

Chairman Greenberg calls for a motion.

Joyce makes the motion to accept the plans presented for the property at 31 Washington Street. Tom Fichtner seconds the motion. The motion is passed.

Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.

Chairman Greenberg moves on to the 2nd Local Upgrade at 37 Blackstone Street.

Tom Ryder said as this is a repair and the site limitations create constraints such as excessive grading that would impede stormwater flows, he is recommending the Local Upgrade request.

Chairman Greenberg asks Tom Fichtner and Joyce for any comments. Both Tom Fichtner and Joyce are good with this Upgrade as well.

Chairman Greenberg calls for a motion.

Joyce makes the motion to accept the plans presented for the property at 37 Blackstone Street. Tom Fichtner seconds the motion. The motion is passed.

Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.

Chairman Greenberg thanks everyone and moves to the 3rd Agenda Item.

3rd Item on Agenda

Permit Applications for Septic Installer's and Soils Test Extensions

Jack starts off with the Septic Installer's Application and mentions to the Board that a Septic Installer wanted to get licensed in Mendon, but did not have his Hoisting Engineer's License, which is 1 of the requirements on the application. Jack mentioned that another Septic Installer, who is licensed in Mendon, would allow him to work under his Permit. Jack has Steven Donatelli in the meeting to get his opinion in this process.

Steven Donatelli said that was fine to do, but ultimately, the license that is used for a Septic System installation, is ultimately responsible for that system.

Chairman Greenberg mentions that he has heard that the State is back logged with providing the Hoisting Engineering License Renewals and asked Steve if he heard that as

well. Steve said he has. Joyce asked is that was just for renewals or was the back log for first time applications. Both Steve and Tom Ryder said it was for both, and even affecting those looking to retain their CDL license. Tom Fichtner asked if anyone knew roughly the turnaround time of those waiting on their licenses. No one has heard anything on that. The Board is good to allow an Installer to operate under another current Installer's License as long as the licensed Installer signs off on the application in doing so. Chairman Greenberg thanks everyone for their contributions and moves on to the Soils Test Extension Application.

Jack mentions to the Board, that Mendon does not have an extension for soils testing. In reviewing the collaborative towns that do have that extension, as part of their BOH Applications, Jack asks the Board if that would be something Mendon should consider. Jack has asked Steve Donatelli for his input regarding the application.

Steve said that most towns want the extension done every 2 years, just to make sure the site hasn't been altered. Tom Fichtner said having an extension done every 2 years seems excessive. Steve agrees and said its ultimately up to the Board to decide on the extension timeframe.

Joyce agrees that there should be an extension for soils testing, especially if a soils test was done five years ago, a visit to the property to reconfirm that nothing has changed dramatically. Chairman Greenberg also agrees that one should be in place, and thinking it should match the timeline of the Septic Plans which is 3 years, since the Soils Test is submitted with the Septic Plans. Tom Fichtner asked if there would be a cost for applying for the extension. Chairman Greenberg asks Steve how much would he charge for this, and Steve responded it would be the same cost as a regular on-site inspection.

Chairman Greenberg suggests that Jack makes the necessary revisions to both the Septic Installer's Permit Application along with the Soils Test Extension Application with tonight's discussion, and put them in front of the Board for their review and approval at the next meeting. Chairman Greenberg thanks everyone and moves to the 4th Agenda Item.

4th Item on Agenda

52 Millville Street | Follow-Up

Jack notes to the Board that the Tennant and Landlord of the property are on tonight's meeting and asked the Tennant to start off first.

Tennant stated she doesn't have much to follow-up on and suggests waiting until the next BOH Meeting for an update. Tom Fichter asks the Tennant how they have been doing since the last BOH Meeting on this topic. Tennant responded that her breathing had gotten a lot better, and there are a few things still in the works of being completed.

Chairman Greenberg asks if anyone else had any comments on this topic. The Landlord wanted to mention that there is progress with the remaining items and hoping everything should be completed by the end of this week so didn't know if it needs to be on the BOH Agenda again. Chairman Greenberg will leave that up to the Landlord and Tennant to decide if they want to be on the next BOH Agenda, just to let the BOH know 48 Hours in advance, if not, Chairman Greenberg wishes both parties good luck and thanks them for their patience and cooperation in resolving the issues.

Chairman Greenberg asks the Board if they are good with that. Joyce said she's good with it, as long as both sides are happy. Tom Fichter also on board if both parties are fine with it.

Chairman Greenberg thanks everyone and moves to the 5th Agenda Item.

5th Item on Agenda

Master Plan Response

Jack said he emailed the Board a Survey from Bill Ambrosino regarding the Town's Master Plan. Jack wanted them to review the email to make sure the responses were accurate before submitting and also a couple of questions on the Survey that Jack is looking for feedback from the Board.

The Board reviews the Survey questions, and during discussion, Jack updates the responses the Board wishes to respond with. After review and updates, Chairman Greenberg moves to the 6th Agenda Item.

6th Item on Agenda

Board of Health Minutes Review and Approval for 11/09/21, 12/01/21, 12/15/21, 01/05/22, 01/27/22, and 02/09/22

Both Chairman Greenberg and Tom Fichtner have reviewed the minutes. Joyce abstains, as she was not part of the BOH during these dates.

Chairman Greenberg steps down and makes the motion to accept the minutes of the meetings as written. Tom Fichtner seconds the motion. The motion is passed.

Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Abstained.

The Board sets its next meeting for November 16th at 7:00pm.

Chairman Greenberg makes the Motion to adjourn tonight's BOH Meeting. Joyce seconds the motion. The motion is passed.

Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.

Meeting is ended at 8:53 PM.