

BOARD OF HEALTH MINUTES

Meeting Held at the Houghton Building on **November 25, 2014** at 6:00 PM

Members Present: Christopher Slade, Chair, Christopher Rogers, Member and Scott Powell, Clerk

Also Present: Bill Brookings, Health Agent, Nashoba Associated Boards of Health and
Michelle Carlisle, Health and Permitting Assistant

Call to order: 6:04pm

Minutes reviewed for October 28, 2014:

- **C. Rogers moved to approve the minutes of October 28, 2014, S. Powell 2nd. Motion passes 3/0.**

Mail Reviewed:

Action/Discussion:

- 141 Fox Run Road – room count for building application.
 - Board reviewed the plans for the proposed addition to the home.
 - Property has a 4 bedroom septic permit but currently has 5 bedrooms and the Board confirms a total of 10/11rooms.
 - Proposed plan adds 3 rooms for a total of 13/14 rooms, worst case.
 - Board is requiring that the septic system be upgraded to a 5 bedroom system.
 - Homeowner wanted to get started now. Board has agreed to sign the building permit now, but with a 4 bedroom deed restriction. Once the system has been upgraded, the Board will release the restriction.
- Lot 54B Cider Circle – building application for a new single family home.
 - Jonathan Mechlin appeared before the Board to review the proposed building plans.
 - Board agreed that the house is 11 rooms with 5 bedrooms. 5 bedroom septic design.
 - B. Brookings signed 11/25/14.
- Sunset Ridge – Presby System.
 - Board reviewed the updated As-Built they requested on the Presby System's most recent changes.
 - Board reviewed a letter they received from Janek Property Management stating that they have hired RM Ratta to complete the required modifications to the Presby System. They are asking the Board to work with the Zoning Board of Appeals to withhold money to pay for the modifications.
 - B. Brookings contacted Ratta asking for a scope of work and made them aware that they are moving ahead at their own risk because the Board wasn't presented a plan beforehand as required the Board.
 - C. Slade suggested that a letter be sent that states the Board understands that the cold weather is coming. Therefore they can start without submitting a plan at their own risk.
 - The Board is not going to request that the ZBA withhold money to modify the Presby System.
 - The ZBA's engineer noticed the odor and suggested that the money be withheld for this purpose. The Board would like to leave it to the ZBA and their Engineer.
 - **M. Carlisle to send letter.**
- Stable Licenses.
 - B. Brookings submitted a copy of Mass General Law for review.
 - **Move to next agenda.**
- Shared System and Nitrogen Aggregation fees – proposed Amendment to the Board of Health Fees Established Regulation.
 - **Move to next agenda.**
- 29 LedgeWood Circle – irrigation well variance.
 - Board reviewed the plans for the irrigation well variance request.

- **C. Slade moved to approve the variance as requested with the condition that it never be used as a potable water source, C. Rogers 2nd, motion passes 3/0.**
 - **M. Carlisle to send letter.**
- 401 Main Street – site visit on 11/10/14.
 - Board reviewed the notes taken from the site visit to the property on 11/10/14.
 - C. Slade has asked that the Board vote to incorporate the site visit minutes into the minutes of tonight's meeting.
 - **C. Slade moved to incorporate the minutes of the above site visit into tonight's meeting minutes, C. Rogers 2nd. Motion passes 3/0.**

BOARD OF HEALTH SITE VISIT

401 MAIN STREET

NOVEMBER 10, 2014 10:00AM

Present: Christopher Slade, Chair, Christopher Rogers, Member,
Michelle Carlisle, Health and Permitting Assistant

Also Present: Marlboro Pest Control
Megan Megrath, Poultry Inspector, MDAR
Taryn LaScola, Chief Pesticide Inspector, MDAR
Ben Schlosser, Property Owner, 401 Main Street
James Schlosser, Property Owner, 401 Main Street

The group gathered outside the main residence and decided to start with the area where the 200 chickens will be kept and then move on to the barn where the rat infestation began in late 2013/early 2014.

Green house area:

- M. Megrath stated that the greenhouse is not her first choice. It will have to be well ventilated or the condensation will result in mold and rats would be attracted to that.
- B. Schlosser stated that he would use chicken wire on the ground where the chickens will be kept.
- Marlboro Pest stated that hardware cloth would be best. Rats can still get through chicken wire.
- B. Schlosser stated he would use the cloth.
- B. Schlosser stated he would use dried leaves for the bottom on the chicken habitat.
- M. Megrath strongly disagreed with using dried leaves. She stated they breakdown too fast and can get moldy and wet and will attract rats. She suggested using shavings. Shavings will hold up better and last longer.
- T. LaScola stated that additional traps would need to be set around the exterior of the greenhouse because it would be very difficult to seal the greenhouse at the ground level. Rats can burrow under the plastic.

Barn:

- B. Schlosser stated he would be grinding his own feed in the barn. He will keep the area swept and clean of all feed.
- Goats are currently kept on the ground floor level of the barn (same floor as the feed). But they will be moved to the basement level of the barn. There has been no evidence of rats where the goats currently are.
- The basement has a stone foundation. Therefore, to move the goats to the basement, the stone walls would need to be sealed up tight. All bait boxes would need to be outside – none inside with the goats.
- M. Megrath would like to see the chickens in the basement, but she understands that it's not realistic with the rat issue.
- If the chickens were to be moved the barn basement, it would need a cement floor and the entire stone foundation would need to be completely sealed.
- Only one rat has been found in the last month.

- B. Schlosser will be doing more preventative measures and Marlboro Pest Control will be doing more exclusion.

In summary:

- Marlboro Pest will continue to monitor this site monthly indefinitely.
- Marlboro Pest will provide the Board with their records for 392 Main Street.
- Marlboro Pest will keep notes on this issue and provide them to the Board upon request.
- If B. Schlosser notices an increase in the rat population, he will notify the Board and Marlboro Pest Control immediately.
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- 456 Sugar Road – Geothermal well.
 - Board discussed the Geothermal well being installed at 456 Sugar Road.
- 57 Wheeler Road – room count for building application.
 - Board reviewed the plans to modify a three season porch into a permanent room.
 - Board discussed room count and determined it's a 12 room house.
 - Board is requiring a 5 bedroom deed restriction.
 - **M. Carlisle to send letter.**
- 93 Spectacle Hill Road – housing code violations.
 - Board reviewed an email from Mr. Allen updating them on the status of his corrective actions for his housing code violations.
 - Board is happy to give Mr. Allen more time, but they would like him to contact Tamara Bedard at Nashoba Nursing.
 - **M. Carlisle to send letter.**
- Bolton Conservation Trust – Smith Property septic system and well destruction.
 - B. Brookings informed the Board that the Bolton Conservation Trust (BCT) has been verbally informed that the septic system and wells must be abandoned/destroyed according to Title 5 and the Bolton Well Regulations and that the Board must be informed in writing of these actions. BCT can request to use the wells for irrigation purposes only.
 - **M. Carlisle to send letter.**
- FY16 Budget.
 - M. Carlisle discussed the FY16 Budget with the Board.
- 87 East End Road – demolition of one room in the house.
 - Requires an Asbestos Survey.
 - M. Carlisle to contact Melissa at Nashoba Nursing to ask for assistance.
 - **M. Carlisle to contact property owner.**

Building Permits Reviewed:

- 248 Sugar Road – car port. B. Brookings signed 11/13/14.
- 715-717, 719 & 723 Main Street – demolition. B. Brookings signed 11/10/14.
- 385 Long Hill Road – remodel bathroom. B. Brookings signed 10/28/14.
- 9 Danforth Lane – door overhang. B. Brookings signed 10/29/14.
- 563 Main Street – sign. B. Brookings signed 10/24/14.
- 86 Teele Road – demolition. B. Brookings signed 10/24/14.
- 46 Meadow Road – ground mounted solar panels. B. Brookings signed 11/25/14.

Septic Permits Reviewed:

- 917 Main Street – upgrade permit.
 - Requires a variance. Less than 150 feet from drilled well and wetland in 2 minutes soils.
 - **C. Slade moved to approve the variance as requested, C. Rogers 2nd. Motion passes 3/0.**
 - Board signed.
- 9 Manor Road – distribution box permit.

- o Board signed.
- Lot 54B Cider Circle – transfer permit.
 - o Board signed.
- 38 Vaughn Hill Road – upgrade permit.
 - o Variance free.
 - o Does require a deed restriction for Long Sewer Line inspection by Homeowner.
 - o **M. Carlisle to send information.**
- 41 Wilder Road - failed system.
 - o D. Favreau appeared before the Board to ask if they would approve a design before soil testing and then confirm the soil testing before installation.
 - o Board agreed at the owner's own risk, but strongly suggested he do soil testing first.
- 626 Main Street - upgrade system.
 - o B. Brookings has done a technical review.
- B. Brookings requested to change his hour on Fridays to 9:30am-10:30am for the next 12 weeks.
- Board discussed the possibility of moving the time and day of their meetings.

Inspections reviewed:

- 116 Green Road.
 - o Sketch is incomplete.
 - o B. Brookings spoke with the inspector and he will submit a complete sketch.
- 117 Randall Road.
 - o Board accepts.
- 44 Golden Run.
 - o Board accepts.
- 31 Whitcomb Road.
 - o Board accepts.
- 95 Fox Run Road.
 - o Board accepts.
- 33 Wilder Road.
 - o Board accepts but tree growth noted.
 - o **M. Carlisle to send letter.**

C. Slade moved to adjourn the Board of Health meeting at 7:52pm, C. Rogers 2nd. Motion passes 3/0.