

**Halifax Board of Health**  
**Meeting Minutes**  
**Wednesday, October 04, 2017**

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  
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. **6:30pm** - 395 Plymouth Street: Update. In attendance; Michelle Jones, Cathy Waitt, Hiep Pham, Thao Pham and others. The Pham family brought in other members of their family with them tonight to help with the current issues at the property. The woman stated she was the sister-in-law of Mr. Pham and that he was her brother-in-law and contacted her for help on this matter. She stated she would be a contact and would be helping the family.

- a. **Agent updated the Board on the property.**

- i. **Lead Paint**: Agent started she is currently reviewing the first of five lead inspections done at the property by Mr. Mark Boudette, Eastern Accu-Fordable.
  - ii. **Rubbish/Trash**: Agent asked owner(s) what day the rubbish/trash was picked-up, they were not sure. Agent suggested owner(s) contact Graham Waste and inquire.
  - iii. **Pool**: Agent stated that she gave a copy of the State Pool regulations for semi-public pools to Mr. Pham and asked what the owner(s) planned to do with the pool. Mr. Pham's sister-in-law requested time to read the regulations before they made a decision on whether or not they would close or fix the pool. The Board agreed to allow the extension of time on this matter so that the pool regulations could be more thoroughly reviewed by the Pham family. The Board informed the owner(s) that the pool must be closed and covered for the winter season.
  - iv. **Gas Pipes**: Agent updated Board that a plumbing permit was pulled for the gas pipes. The owner(s) and tenants commented that the plumbing permit was to connect the gas pipes to the apartment in the pool house. The Agent asked about the pipes located in the shed. The owners & tenants stated that the pipes in the shed the Agent was questioning were the gas pipes connecting the gas pipe to the pool apartment. Agent commented that she will obtain a report from the building department.
- b. **Board, Agent and the Pham Family discussed other items mentioned in the order of corrections, such as railings, emphasizing that all items needed to be corrected.**

- i. Wiring: The Board commented that an electrician will need to examine the wires seen going in and out of the building.
- ii. Railings: Railings need to be repaired or replaced.
  - 1. The Pham Family asked if they needed to hire a licensed contractor to do the repairs. The Agent commented that it is always best to check with the Building Inspector regarding repairs and permits.
- iii. Time-Frame: The Board stated that a time-frame is needed, in writing from the owner(s) regarding repairs and corrections.
  - 1. The Pham Family asked if the Town had any loan programs available to help with the cost of the repairs and corrections at the property.
    - a. The Agent stated that the Town does not have any such programs, but the State may have a loan program online. Agent will look at State website.
- iv. The Board asked if the tenants had any questions.
  - 1. A tenant asked if there was lead inside the apartments.
    - a. The Agent commented that it was mainly outside with a small amount on the inside.
  - 2. A tenant asked if they could have a copy of the time-frame when it is submitted by the owner(s) to the Board of Health.
    - a. The Board commented that once the time-frame is submitted it is part of a public meeting and considered a public record so they could request a copy.

A motion was made to extend time to the Pham's on the decision close or repair/use the pool to give the new family members attending the meeting time to review the State Pool Regulations. A written time-frame is required from the owner(s) on or before the 10.18.17 meeting stating when repairs/corrections will be made on each item listed in the order of corrections.

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

**2. Disposal Works Permits:**

**a. Ratify Agents Approval:**

**i. 770 Old Plymouth Street**

A Motion was made to ratify Agent's approval.

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

**ii. 11 Cross Street**

A Motion was made to ratify Agent's approval.

**Motion: John Weber**

**Second: Alan Dias**  
**Unanimous vote on the motion**

**iii. Amanda's Way 3&4**

Alan Dias abstained from Amanda's Way. A Motion was made to ratify Agent's approval.

**Motion: John Weber**  
**Second: John DeLano**  
**Unanimous vote on the motion**

**iv. Amanda's Way 11&12**

Alan Dias abstained from Amanda's Way. A Motion was made to ratify Agent's approval.

**Motion: John Weber**  
**Second: John DeLano**  
**Unanimous vote on the motion**

**v. Amanda's Way 5&6**

Alan Dias abstained from Amanda's Way. A Motion was made to ratify Agent's approval.

**Motion: John Weber**  
**Second: John DeLano**  
**Unanimous vote on the motion**

**3. Bring to Boards Attention:**

- a. Open Meeting Laws: Updates.
  - i. Board reviewed the updated and the Admin emailed the Board the updates to the Open Meeting Laws.
- b. Discussion on how to respond to possible security threats. - [Revisit at 10.18.17 meeting.](#)

**4. Discussion Items:**

- a. **Agent Report:**
  - i. Housing court trial in November, could be four days long
    - 1. [Agent updated Board that she will be in housing court in November with the possibility of a four \(4\) day trial.](#)
  - ii. Bank responded to request to clean-up of empty house
    - 1. [Agent updated Board on a bank that owned a property at 14 Buttonwood Road and responded to a Board of Health request to begin clean-up on the empty house.](#)
  - iii. Housing corrections when owner has no money.
    - 1. [Agent updated Board that she was in contact with the attorney of a homeowner of the property located at 11 Doris Road and that the](#)

property needs housing corrections, but the owner has little to no money to make the improvements. Board suggested Agent continue her efforts with the attorney to enforce the housing code at the property.

- iv. Mold.
  - 1. Agent updated Board on an anonymous call from a tenant residing at a property at 11 Doris Road who called regarding mold. Agent will continue to work with the tenant and homeowner.
- v. Rubbish left by next door condo.
  - 1. Agent updated Board on an anonymous call from a tenant about a neighbor who left bags of rubbish/trash when they moved out of a unit at Twin Lakes Drive. Agent will work with the condominium Trust management to resolve the issue.
- vi. A restaurant has closed
  - 1. Agent updated Board that a recently opened restaurant has closed.

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

**a. Payroll for the Week Ending , 2017 – Board Signed/Approved**

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

**b. Meeting Minutes: – Board Signed/Approved**

- i. August 16, 2017 Meeting Minutes
- ii. September 20, 2017 Meeting Minutes

**c. Revolving Account# 25-513 – FY 18-06 – Board Signed/Approved**

- i. Kathleen DeVasto-Piemonte: Kitchen Inspections
  - 1. Nessralla Farms Concessions: Corn Maze - \$50.00
  - 2. Lindy's General Store - \$50.00
  - 3. Cumberland Farms - \$50.00
  - 4. Halifax Mobil Station - \$50.00
  - 5. 7-Eleven - \$50.00
  - 6. Dunkin Donuts - \$50.00
  - 7. Twin Lakes Liquors - \$50.00
  - 8. Mea's Dairy Bar - \$50.00
- ii. Spath Engineering – Invoice# 092117-743- Plan Review – 11 Cross Street – \$85.00
- iii. Amos Wood: Inspections
  - 1. 770 Old Plymouth Street – Bottom Hole Inspection – \$40.00
  - 2. 770 Old Plymouth Street – Final Inspection – \$40.00

**d. Landfill Engineering Account# 01-519 – FY 18-01**

- i. Tighe & Bond – Invoice# 091797200 – Landfill Monitoring - \$850.00

**e. iPad Gift Account# 26-514-4830-02 – FY 18-03**

- i. Cathleen Drinan – iPad Usage Reimbursement for September, 2017 - \$21.16

**f. Permits: – Board Signed**

- i. Our Lady of the Lake BBQ – 2017 Mobile Food/Non-Profit Food Permit
- ii. Richard E. Merry Excavating – 2017 Septic Installer’s Permit

A Motion was made to approve permits.

**Motion: John Weber**

**Second: Alan Dias**

**Unanimous vote on the motion**

**g. Mail Folder:**

**i. Planning Board – Board Read**

**1. Form A Distribution**

**a. 314 Plymouth Street (Map 63, Lot 6)**

**b. 42 Thompson Street (Map 116, Lots 3&3A)**

**2. Site Plan**

**a. 934 Plymouth Street**

**ii. Zoning Board of Appeals**

**1. Notice of Public Hearing**

**a. Ligan Street**

**Adjournment**

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

**Motion: John Weber**

**Second: Alan Dias**

**Unanimous vote on the motion**

**Typed by,**

Peggy Selter

Administrative Assistant

**Signed By:**

John DeLano – Chairman

John Weber – Co-Chairman

Alan Dias – Clerk

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