



TOWN OF NORTHBOROUGH BOARD OF HEALTH

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Glenn French

Deirdre O'Connor

The Board of Health met on Tuesday, November 10, 2015 in the Selectmen's Meeting Room of the Northborough Town Offices. The meeting was called to order at 6:00 PM by Chairman Glenn French.

Mr. William Fisher, health inspector has concern with the self-service beef jerky case at Honey Farms located at 369 West Main Street. Mr. Fisher reports that even though tongs and signage exist on the unit there is no one enforcing individuals to use the tongs. His recommendation is to pull the unit off the floor and wanted to make the Board aware of it. The Board took it under advisement and Ms. O'Connor will visit the establishment after the meeting to see this particular unit herself.

6:15 PM 18 Hillside Road

Mark Farrell of Green Hill Engineering appeared before the Board at tonight's meeting regarding the septic system repair/upgrade at 18 Hillside Road. Mr. Farrell and the Board reviewed the proposed plan and discussed how the current septic system has failed and they are seeking two (2) variances from Local BOH regulations: Proposed SAS does not meet the required setback from the property line offset 10' required, 6' provided) and the proposed septic tank does not meet the required setback from the property line offset 10' required, 6' provided. After discussing the limitations of this particular lot with Mr. Farrell, Chairman Glenn French made a motion to approve one of the requested variances, for septic tank to Property line offset (10' required, 6' provided), Deirdre O'Connor seconded the motion and the vote was unanimous. The Board indicated that they will not approve the second variance at this time; SAS setback from property line (10' required, 6' provided) & asked that Mr. Farrell revise the plan and submit it to the office for review.

6:30 PM Deed Restriction Discussion

Ms. Jean informed the Board that when a building permit for an addition/renovation is submitted for a residence serviced by a private septic system it automatically gets reviewed by the Board of Health. The agent uses the title 5 definition of a bedroom when performing a room count - floor space of no less than 70 square feet, for new construction a ceiling height of no less than 7'3", for existing houses a ceiling height of no less than 7'0", an electrical service and ventilation, and at least one window. Most of the time the projects (study/office/playroom/ 4 season room/library/finished basement) put the house over on the room count and they are allowed to move forward with the project if the homeowner agrees to a bedroom count deed

restriction. This restriction revolves around the septic system and typically lists number of rooms a house has along with the septic system capacity.

Recently, two projects are in need of a new determination and Mr. Costello (Interim Health Inspector) asked that they be brought before the Board as he is in no position to make policy changes.

Ms. Sharon Berube of 359 Green Street applied for an addition/renovation at her home back in May of 2015. Ms. Terry reviewed the plan and required a deed restriction as she would be over by one room. Ms. Berube agreed to the restriction to move the project along. Final building inspections have taken place and the project is now complete and the deed restriction has not been recorded on the property. Ms. Berube again has expressed concern over recording a deed restriction and has asked for a new interpretation from Mr. Costello.

Mr. Michael Sullivan is constructing a new home at 19 Washburn Street. After reviewing the plan the home was found to have four rooms that meet the title 5 definition of a bedroom and only a three bedroom septic system. The determination was made that he would be required to record a deed restriction. Mr. Sullivan does not wish to record a deed restriction if he can avoid it but ultimately agreed to record the deed restriction if absolutely necessary. Mr. Sullivan asked for a new interpretation from Mr. Costello.

The Board agreed that they are in no position at the moment to make policy changes and will maintain the position that has been held for the last eight (8) years. If at any point a new health agent is hired and he/she has input on this particular policy they would welcome it.

Ms. Jean and Board reviewed the documents that were forwarded to the office by Beshoy Geris of Athens Pizza. A restaurant audit was not performed for the month of October. Ms. Jean recently spoke with Mr. Geris and he stated that he called the company and they could not come until sometime this week. Mr. Geris will forward the audit to the office once he receives it. The Board requested that Mr. Geris appear at the next regularly scheduled meeting to follow-up on the order from September 8, 2015.

The next Board of Health meeting was scheduled for Tuesday, December 8, 2015 at 6PM.

Meeting was adjourned at 6:45 PM

Respectfully submitted,

Sarah Jean