



TOWN OF NORTHBOROUGH BOARD OF HEALTH

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BOARD MEMBERS PRESENT: Glenn French, Dilip Jain, Tina Hill
ALSO PRESENT: Stephanie Bacon - Health Agent, Sarah Jean - Administrative Assistant, Frank Bicchieri of Bertin Engineering, Gerald Cestaro of Ce-Star Homes, Bonnie Ryan, Rashid Shaikh of Value Estate Trust, John Grenier of J.M. Grenier Associates Inc.

The Board of Health met on Tuesday, September 13, 2016 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.

Chairman Glenn French made a motion to approve the July 12, 2016 meeting minutes as recorded, Dilip Jain seconded and the vote was unanimous.

6:10 PM 77 Maple Lane septic design review

Mr. Frank Bicchieri of Bertin Engineering, Mr. Gerald Cestaro of Ce-Star Homes, and Bonnie Ryan owner of 77 Maple Lane were present for tonight's meeting.

Mr. Bicchieri described the home as an existing two (2) bedroom being serviced by a cesspool that passed Title 5 back when Ms. Ryan purchased the property in 2013. Ms. Ryan initially wanted to renovate however when looking at the cost it makes more sense to raze the property and start new. Ideally, they would like to use the existing foundation and expand off of that with a new two (2) car garage and turn the house into a three (3) bedroom home. This new design will certainly be an improvement over what currently exists on the lot. Mr. Bicchieri discussed the limitations of the lot due to its proximity to the pond and stated that they have been through the ZBA, Groundwater Committee, and the Conservation Commission and have all the necessary approvals from each. Mr. Bicchieri advised the Board that they are seeking variances from Local BOH regulations; offset to property line (25' required, 11' proposed), offset to surface water (pond) (100' required, 50' provided). The Board reviewed the plan for a microFAST system and discussed the hardship that exist for this particular lot.

Chairman Glenn French made a motion to approve the variances requested from Local BOH regulations; offset to property line (25' required, 11' proposed), offset to surface water (pond) (100' required, 50' provided), Dilip Jain seconded the motion and the vote was unanimous.

6:25 PM 39, 43 King Street - plan discussion

Mr. Rashid Shaikh and Mr. John Grenier were present for tonight's meeting.

Mr. Rashid Shaikh introduced himself to the Board and thanked the members for their time. Mr. Shaikh indicated that he interested in combining two (2) lots on King Street (#39 and #43) to develop sixteen (16) two (2) & three (3) bedroom townhomes . He is

before the Board today asking that the Board review his conceptual plan as “the sewer commission is not keen on offering an extension of sewer all the way down King Street as it is not an earmarked area, in addition to having capacity issues at the treatment plant in Marlborough which is also restricting”.

Mr. Grenier of J. M. Grenier Associates spoke to the grading issues on these particular lots, indicating that a 30’ grade difference exists. The conceptual plan presented to the Board shows the septic system at the front of the property with the units at the back of the property in an attempt to keep the septic system more towards the natural grade. Mr. Grenier indicated that the units will be served by town water. Mr. Grenier discussed the hardships associated with these particular lots; presence of a lot of fill and the associated cost to remove, etc...

Mr. Shaikh stated that he has met with Design Review Committee, currently still before the ZBA, and already has approval from the Conservation Commission. Mr. Shaikh also offered that a condo association would be created that would maintain the septic system if approved.

Mr. Shaikh was looking to get approval at tonight’s meeting. Ms. Bacon stated that soil testing is scheduled to take place tomorrow and therefore the Board cannot approve anything as we don’t know what soil conditions exist.

The Board indicated that conceptually they do not have a problem with the plan that was presented to them tonight. The suggestion is to move forward with the soil testing tomorrow, develop a plan off of that and submit it to the Health Agent for approval. If a variance will be required it can go on the agenda for the next regularly scheduled meeting.

Amended Regulations for Subsurface Sewage Disposal Systems

The amended regulations from the July 12, 2016 meeting for Subsurface Sewage Disposal Systems were signed by the remaining members of the Board at tonight’s meeting.

Residential kitchen food permit allowance

Ms. Bacon and the Board discussed residential kitchens. Residential kitchens are strictly limited to the preparation of non-potentially hazardous foods (non-PHF’s) such as baked goods (cakes, cookies, and some pies), confectioneries, jams and jellies. These home-based food businesses are allowed within specific regulatory limitations, operations are restricted to sale directly to the consumer and would be licensed and inspected by the local Board of Health (BOH). Ms. Bacon stated that A residential kitchen that wholesales its product (retail stores, restaurants, etc...)is required to obtain a License for Food Processing and/or Distribution at Wholesale from the Massachusetts Department of Public Health. Ms. Bacon reports that while the Town of

Northborough does not currently permit any residential kitchens the question has come up a couple of times over the last couple of months and she wanted to get the Boards opinion on the matter. The Board supported the idea of home-based food businesses.

Applefest updates

Ms. Bacon informed the Board that Applefest is taking place this week - events are beginning on Thursday, September 15, 2016 and running through to Sunday, September 18, 2016. Temporary food permits have been issued to those groups/ individuals who will be selling food items at the fireworks (ARHS 9/17) and the street fair (Blake Street 9/18).

Emergency Trailer inventory list

Ms. Bacon shared the Emergency Trailer inventory list with the Board, see attached.

Establish future meeting date

The next Board of Health meeting was scheduled for Tuesday, October 11, 2016.

Meeting was adjourned at 7:10 PM

Respectfully Submitted,

Sarah Jean