

MINUTES
STURBRIDGE BOARD OF HEALTH MEETING
Monday, February 6, 2012 7:00pm

Meeting called to order 7:00pm.

Present: Members Ms. Cocalis, and Dr. Audet. Members of the public, Eric Haley, Carmen Kaslberg, and Dan Chaput. Health Agent, Alyssa Rusiecki.

Minutes: 1/23/12 Ms. Cocalis makes a motion to approve, and Dr. Audet seconded voted (2-0) APPROVED.

Appearance: **Eric Haley**, owner **6 Champeaux Rd.** regarding the Sturbridge Board of Health private well water regulations and the testing parameters set forth at Appendix A. Mr. Haley is attempting to sell the property and cannot obtain a final sign-off from the Board of Health because the septic Certificate of Compliance and the well water Certificate of Quality cannot be approved. Ms. Kaslberg is the potential buyer. The water quality parameters needing remediation are pH, iron, manganese, and sodium.

Mr. Haley states that he thought he had a test that stated that the water is potable. Chairwoman Cocalis states that the Sturbridge Board of Health has regulations that require compliance with secondary standards not just primary standards that make water “potable,” and that there are other concerns such as degradation of pipes and appliances.

The Agent reports that the normal procedure is that when the water quality is outside of the EPA standards, then the owner/builder installs a water treatment system to mitigate the conditions. Mr. Haley is requesting a variance to the regulations and he has discussed the matter with a Culligan representative. Mr. Haley is proposing an “under-the-sink” system for sodium only. Ms. Cocalis states that a whole house water system could be rented. The buyer, Ms. Kaslberg, states that she cannot afford the rental of a system.

Ms. Cocalis makes a motion that she could support the variance if the following conditions are met: that the buyer research the use of an “under-the-sink” water treatment system for sodium only and that she reports to the Board of Health office within one week, that she is satisfied with this type of remediation as opposed to a whole house treatment system for pH, iron, manganese, and sodium. If the buyer does not support this limited system, then variance shall be reversed and a whole house water treatment system shall be put in. Dr. Audet seconds. APPROVED (2 – 0).

The Agent reminds Mr. Haley that the following other independent conditions also need to be met:

1. The septic installer must come sign the Certificate of Compliance; and the
2. The property is restricted by a two-bedroom deed restriction; and
3. The well at 5 Champeux Rd must be tested in accordance with Title 5.

Agent’s Report, see attached. Discussion points: Some annual renewal applications still not have come in, such as the **American Legion** and the **Federated Church**. Ms. Cocalis will contact the American Legion and instructs the Agent to write a letter to the Pastor of the Federated Church. All of the pools have received the memo regarding the Federal Access regulations and the jurisdiction is with the Building Inspector. The Agent has been alerted to a semi-public swimming pool at a Hall Road apartment complex (**Sturbridge Heights Pool**) that has never been permitted by the Board of Health. An application has been sent to the property owner/manager.

The Agent provides a written recommendation on the Interdepartmental review of the porch at:

- **61 Bennetts Rd.;** there are many outstanding issues with the tight tank at this property and all of these conditions should be met prior to any Building Permit being issued. The conditions that must be met include but are not limited to:
 1. Provide all pumping reports for the tank from the last ten years; and
 2. Arrange for a joint inspection from the Board of Health office and Plumbing Inspector to verify all plumbing exits to the tight tank; and
 3. Obtain an annual inspection on the Tight tank including witnessing of the pumping out of the tank to view water tightness and structural integrity; and
 4. Maintain a contract for both the pumping of the tank and annual inspection of the tank; and
 5. Ensure the porch location does not interfere with the building sewer or tight tank; and
 6. Record the required documents in the Registry of Deeds; and
 7. Have the tank pumped at least once every sixty days when only one occupant is in residency or more frequently as required.

The deadline for completing these requirements is thirty days from receipt of the letter sent to the owner, Claire Horvath.

Concerns of the Members: Ms. Cocalis would like an email to go to the FinCom requesting any questions they may have as well as the schedule of Saturday budget meeting. Regarding the seasonal Farmer's Market permit, Ms. Cocalis clarifies that each non-exempt vendor must pay \$30 for the permit. (Some agricultural vendors are exempt per State Code). Dr. Audet asks about a seasonal food permit for Little League at the Tantasqua concessions stand. The Agent states that Tantasqua concessions are inspected by the Brookfield Health Inspector.

Ms. Cocalis states that she is reviewing the GeoSyntec report for the Southbridge Landfill.

Landfill/Recycling Center: Regarding the landfill leachate pumping; Ms. Cocalis states that now that the Wastewater Treatment Plant can meter the input flow, that we will only pay for the metered flow. We would also like input into the "Request for Proposal" (RFP) that Town Administrator Suhoski is putting together on the Board's behalf in order to obtain the best rate for pumping.

Dr Audet makes a motion to adjourn the meeting, Ms. Cocalis seconds, APPROVED (2 – 0).
ADJOURNED 9:45pm

Respectfully submitted,

Alyssa Rusiecki
Health Agent

BOARD OF HEALTH



MEMORANDUM

To: Board of Health members
From: Alyssa Rusiecki, Health Agent (REPORT)
Date: FOR February 6, 2012 MEETING

INSPECTIONS & TASKS:

FOOD -

- **Pioneer Brewery**, Communication w/DEP
- **Hyland Orchards**, Communication w/DEP;
- **Kahula**, pending certification of two new ServeSafe trainees;
- **Enrico's** – remodel; (inspection pending 2/7/2012);
- **Lola's** – (application still incomplete - pending);
- **Whistling Swan** – partial re-inspection, sanitizer calibration required at bar dishwasher;
- **Churchill's** – Cease and desist Order issued by Agent for unpermitted remodeling; (work now permitted with Board of Health office and Building Inspector's office, re-inspection pending prior to permission to open;
- **Anonymous complaints** – pending inspections, (co-inspection requested w/Agent & Inspector);
- **Patti Affanito** – verbally indicated that she will be submitting a food service application, in addition to the one that she already receives at the Sturbridge Country Inn;
- **Annual Permitting** – The following full-time establishments have yet to properly renew their annual Board of Health food establishment licenses that expired on December 31, 2011: **American Legion, Kelly Rd. Retirement Cooperative, Sturbridge Federated Church, Sturbridge Campground.**

POOLS –

- Mailed memo with reference information regarding Americans with Disabilities Act access issues, which is under the local jurisdiction of the Building Inspector.
- Hall Rd. semi-public pool application.

HOUSING –

- **310 Main St.** Various housing Code violations;
- All other Housing inspections in abeyance waiting for activity from the Building Office.

COMPLAINT/NUISANCES –

- **Hampton Inn** – continuing complaints from neighbor David Holland regarding trash. See previous email (pictures) to BoH.

REGION2 – No activity.

PREVENTIVE HEALTH – see invoice from Harrington Hospital, (scanned and emailed previously).

INTERDEPARTMENTAL REVIEWS –

- **61 Bennetts Rd.** – potential work within proximity to existing building sewer (porch proposed on top of part of the building sewer) and tight tank and many violations regarding tight tank non-compliance, (see Agent's report).

TITLE 5 & WELLS –

- **6 Podunk Rd** well drilling issues; boring conducted, plan shall be submitted for actual permitting;
- **6 Champeaux Rd** variance request (for well water quality), this meeting (2/6/12). Building Permit signed off prior to Board of Health requirements having been met;
- **7 Stearns Dr** – Owner's contractor came to Building Inspector's office for a permit for foundation work; Agent stated that paperwork (I/A O & M annual contract) still needed at the Board of Health level. The owner called and emailed the Agent numerous times and DEP was involved regarding the I/A annual inspecting; approximately two days was spent helping the owner unravel the current requirements from DEP, which have now changed since the system was installed. The DEP no longer requires the manufacturer to obtain annual O & M inspections on (GeoFlow by ADS owned by Hancor) remedial use septic I/A systems.

OTHER:

- **Finance Committee meeting** – Saturday, February 25th, 2012; no questions received yet from FinCom; no time for appointments set yet;
- **Annual Town Report** – Several discrepancies noted regarding Board of Health information; request to send email to Town Administrator.
- **Board of Health Annual report** – Due on Friday, February 10, 2012.

RECYCLING CENTER/LANDFILL:

- **Landfill Engineering** – Awaiting help with bid language from Town Administrator for current leachate pumping; awaiting response from Board of Selectmen regarding the Board of Health's letter requesting an additional opinion. Leachate flow meter bid forwarded via email.
- **Annual data report** – Due on Wednesday, February 15, 2012.

ADMINISTRATION:

EDUCATION & MEETINGS – Upcoming: March 13 & 15, DEP Annual Workshop and Quarterly MHOA meeting. April 3 -5 Northeast Onsite Wastewater Regional Conference. April DPH Annual Community Sanitation workshop.

STAFF COMMUNICATION – Email updates with Inspectors regarding on-going compliance issues.

FOR THE GOOD OF THE DEPARTMENT –

- Working with a Dynamics of Democracy student.
- Applied for another student summer intern.

PENDING FILE –

- Town Report;
- Landfill Report;
- 121 New Boston Rd., CoC pending required deed restriction;
- 33 – 35 Racicot Ln., Disposal System Construction Permit application.