



# WARREN BOARD OF HEALTH

*Charles E. Shepard Municipal Building*

## Minutes from the Board of Health meeting held at

**12 pm, Thursday the 14<sup>th</sup> day of March 2019**

**Present:** Kenneth B. Lacey Jr., Nathan Stewart, Donald Makowski, and Priscilla Clowes.

**Attendees:** Peter Krawczyk, Gary Keith, Kathie Rugani, Stan Soltys, Eileen Kennedy, Steven M. Berry, and Scott Atkin.

12:00 pm Mr. Lacey calls meeting to order.

### **Bills and Payroll**

- Mr. Stewart makes a motion to pay the Bills and Payroll as written, second by Mr. Lacey – all in favor for the following:
- Sydney Plante/Animal Inspector \$75 for February.
- Anchor Engineering \$555.66.
- Solid Waste Solutions \$2,100 for March.
- Slim's & Berthiaume Sewer Service \$350 for Leachate.
- Sewer Dept. \$210 for Leachate.
- Roberts & Ludlow Printing \$70 for business cards.
- Dawn Toon/Health Agent \$200 for February inspections.
- Mike Pluta/Plumbing Inspector \$440 for inspections.
- Priscilla Clowes-payroll w/e 3/2/19 \$369.09 and w/e 3/9/19 \$372.51.

### **Business:**

~ Ms. Kathie Rugani, Mr. Peter Krawczyk, Mr. Steven M. Berry, and Ms. Eileen Kennedy were in attendance regarding Reed St. wells. Ms. Rugani stated that for the past couple of years, Reed St. residents have been under the assumption that DEP advised the BOH to not approve the sale of wells that have been deemed contaminated. Mr. Lacey stated that to his knowledge this is untrue, the BOH would not block the sale of wells, and DEP did not advise us to block the sale of wells. DEP did stop Building Permits from being issued a while back on Reed Street, due to the well contamination. Ms. Rugani said that the wells have not been tested in a couple years, and are now due for testing. She is hoping that MassDEP will test the wells in the Spring; this will alleviate a great expense for the homeowners if DEP will pay for the testing. If the levels come back within the safe level, Ms. Rugani inquired whether they would be allowed to dig for a new well? Mr. Lacey replied that yes, the BOH has no plans on turning away a request to dig for a new well. Also, Conventional mortgage loans should not be affected by the well contamination, yet loans with water quality criteria listed ex= VA loans, USDA loans, FHA Loans, all under Federal Banking Regulations would be affected. Mr. Scott Atkin is the BOH's outside consultant, and twice a year he performs well tests at homes nearby of the Landfill, and the levels fluctuate from season to season. Also, in the past 10 years, we've added 4 test sights at the Landfill. Our test wells go just to the water table, approximately 15' – 30' deep. Mr. Atkin, will speak with the Lab Director at

Anchor Engineering and will forward to the BOH information from the Methods Standard Book, which we will then forward to Ms. Rugani per her request.

- ~ Mr. Gary Keith was in attendance to discuss the preliminary joint inspection report of 145 Quaboag Street that took place on 3/13/19 with the Health Inspector and Building Inspector. Issues of concern are: nonworking fire and carbon monoxide detectors on each level, 2<sup>nd</sup> exit not accessible, hospital bed in the kitchen is located 12 inches from stove creating a fire hazard, space heater on the floor in the Den, gas heater in basement needs new vent pipes and repair-not in use, limited means of egress in the event of a fire, no source of water to home other than bottled water. Also, BOH has concerns that even with condemnation of home, there is suspicion of someone staying on premises, because a car has been seen there frequently and overnight. Mr. Keith states that no one has been staying at the home, especially overnight. Also, the furnace is being used and is in working order. Mr. Keith did have the basement stairs installed, so he will contact the Water Department to have the meter fixed and water turned on. Mr. Lacey advised that the furnace will have to be brought up to code, and re-inspected by the Building Inspector. Mr. Keith stated that he recently bought and installed fire/carbon monoxide detectors. Based on the recent inspection on 3/13/19, a new Correction Order will be drawn up and sent out to Mr. Keith once the Health Inspector and Building Inspector submit the formal list of violation codes.
- ~ Mr. Scott Atkin will perform the quarterly inspection at the Landfill today. Mr. Atkin went over the details of the David Roach Contract and obtained Mr. Lacey's signature on the document. Mr. Stewart made a motion to approve the contract, second from Mr. Makowski-all in favor. The BOH secretary will mail out the original signed contract to David Roach today. Mr. Atkin will monitor the construction, and will keep DEP up-to-speed on the progress of this project/West Landfill Closure.

### **Properties and Complaints:**

- ~ 111 Bemis Rd – Pursuant to the request for more time allotted on trash cleanup, new correction orders have been sent with a time limit for compliance April 30, 2019.
- ~ 33 Mechanic – Mr. Stewart motions to approve KP Law to go after the Deutsche Bank and the Laine brothers for Complaint for Contempt, seeking appointment of a receiver to repair the interior of the property, Mr. Makowski seconds- all in favor.
- ~ 1002 South St. – Rehabbed property recently sold by receiver at auction, new owners have within 2 years to acquire a Title V. Follow up as needed with a letter, once occupied.
- ~ 1205 Main St.- Adam Lavoie to re-inspect for smoke/carbon monoxide detectors.
- Mr. Stewart makes a motion to accept the Minutes from 2/28/19 Mr. Makowski seconds-all in favor.
- The next BOH meeting will be Thursday 3/28/19 at noon.
- 2:10 PM a motion to close was made by Mr. Stewart second by Mr. Makowski – all in favor.

Respectfully submitted,

  
BOH Clerk

Date approved: