



**TOWN OF BOXBOROUGH
NOTICE OF PUBLIC MEETING
Meeting Minutes**

BOARD/COMMITTEE: Board of Health

MEETING DATE: 8/11/21

TIME: 7:30PM

PLACE: Town Hall, 29 Middle Rd – Morse-Hilberg Room

Members Present: Marie Cannon (MC), Bryan Lynch (BL), Lori Lotterman (LL)

Members Absent:

Other Attendees: Jim Garrefffi (JG), Agent for the Board, Nicole Costanzo (attorney) K-P Law, Evan Carloni, Registered Sanitarian, Steve Sawisch, Peter Shainian, 2 residents at 32 Spencer Road

Appointments:

7:45PM – 152 Joseph Rd.

Mr. Carloni, presented a plan for the replacement of a failed septic system at the above address. System built before new T5 and new soil testing was done. The design proposes the use of the Presby system and requests groundwater offset reduction allowed by the DEP's approval of the Presby system. Mr. Carloni explained the reason for the request was to maintain a gravity system for the site, and the system meets Title 5 otherwise. After reviewing the plan, the Board voted to approve the request.

7:50PM – 773 Hill Rd.

Mr. Sawisch requested a variance from the Board's regulations (#6.4) regarding the placement of a sewer line within 100' of the well. Mr. Sawisch explained the house, sewer line and well were all existing and he is putting a new system in to increase the capacity of the house (from 2 bedrooms to 4 bedrooms). The system otherwise meets the Board's regulations and Title 5. Board reviewed plan and voted to grant the variance with the condition the well water is tested prior to new construction. Mr. Sawisch presented the floor plan of the proposed house renovation to the Board to request a deed restriction for the house; the house will remain a single-family house but the renovation will add one more room than allowed for the capacity of the septic system. After reviewing the plans the Board accepted the restriction as a condition for the approval of the building permit.

8:00PM – 32 Spencer Rd, unit 24M, Notice of Hearing.

JG updated the Board on the site, he was able to inspect the unit and issued a condemnation order (with notice) on the owner. The owner was encouraged to use this meeting to provide an action plan for preventing the unit from being condemned. JG provided the owner with information on contractors who could help address the issues in the unit. The Board heard from the owner Mr. Peter Shainian who mentioned he had been in contact with contractors and had paid a deposit with one to do the work (the company schedule would allow them to start 9/16).

The Board received public comments from tenants in the building regarding the condition of the unit, including odors and concerns regarding insects and mice.

The finding of the hearing was that the unit is considered unfit for habitation, but the BOH did not condemn the unit or issue an access restriction to the Owner (Peter S.)

The Owner has contracted with a professional cleaning service that will be on-site starting 9/16/21 (could not schedule an earlier date). JG to be provided a confirming e-mail (with contract and schedule) from the service provider “Address-a-mess”. Meanwhile, the Owner will continue progress in cleaning out the unit on his own to reduce the cost of the professional cleaning service. JG has made a recent check to confirm that the Owner has made some progress on his own.

The BOH agreed to continue the hearing with a number of conditions, as follows:

- **Continued access to JG for follow-up inspections with Owner, and others as needed on a weekly basis+/- next meeting 8/19 at 6:30PM.**
- **JG to check common attic space with Chief Fillebrown and the property manager for any safety issues.**
- **Clean-up to address safety/odor/vector/pest control issues in unit, as well as nearby common areas including hallway and laundry room.**
- **Plumbing and smoke/heat detector testing is required to verify compliance.**
- **All utilities, water, power and waste piping to be in working order at the conclusion of the clean-up.**

Deadline for completing the clean-up and testing is 7 days after the start of contracted service on 9/16/21 – therefore by 9/23/21.

The hearing is continued until 9/8/21 at 8pm.

Discussions: BOH had general discussion on the following matters.

JG provided the Board with information regarding soil testing conducted on the proposed fire station site. A portion of the site is within the Zone 2 of a public water supply and the high water table noted may not allow design of the site because of the Board’s groundwater protection regulation (cutting the grade and removal of soil from the site.)

JG updated the Board on his inspection and action on the 1414 Mass Ave. site. He has visited with the Plumbing Inspector to check on the drain locations for the lab sinks, drains

and to discuss the location of the waste holding tanks. He has reiterated to the onsite contractor the need to contact the DEP with regards to the approval of the treatment plant and waste holding tanks, and the fact that the Board will not be able to endorse occupancy permits without their approval.

The Board ask JG to check with public water supplier to ensure the Board is getting copies of the water results.

1) COVID-19 UPDATES:

JG provide the Board with an update: cases have started to increase about midway through July. We are continuing to do contact tracing. He provided the Board with a recent CDC advisory recommending mask wearing indoor (vaccinated or not) in areas of substantial or high disease transmission and in K-12 schools. Middlesex County is in an area of substantial transmission.

2) CORRESPONDENCE:

REVIEWED

Central Mass Mosquito Control Project
Bennett Environmental Associates, LLC. ,Paddock Estates, MA DEP Compliance WWTP Update.
Copy of paid invoice for removal of garbage disposal at 587 Flat Hill Rd.
Setra System Inc. Failed device serial #06646

3) DRINKING WATER REPORTS:

Results/Issues reviewed

155 Swanson Rd. – WhiteWater Water & Wastewater Solutions – May & June 2021
155 Swanson Rd. – Notice – device failure – reported to plumbing inspector
159 Swanson Rd WhiteWater Water & Wastewater Solutions – May & June 2021
Brook Village Condominiums – June 2021
Codman Hill Condominiums – May 2021
Blanchard School

4) SDS / WWTF / Groundwater Discharge Report :

Results/issues reviewed

629 Mass Ave – May & June 2021
330 Codman Hill Rd. – Sweeney Drywall – May & June 2021
Harvard Ridge Condominiums
Blanchard School – May, June & July 2021
Brook Village Condominiums May & June 2021
Codman Hill Condominiums – May & June 2021
Cisco Systems – Site I
Cisco Systems – Site II

5) FOR SIGNATURE:

Signed

Invoice from: The Friends and Family Veterinary Services – Rabies testing (euthanization and rabies testing)