

Town of Stoughton

BOARD OF HEALTH MEETING MINUTES

Andrew M. Tibbs, Chair ♦ Steven Snyder, Vice Chair ♦ Richard Parolin ♦ Ellen Epro ♦ Michael Varner

The Stoughton Board of Health held this meeting on Thursday, August 24, 2023 at 6:00 p.m. In accordance with the Governor's order allowing public bodies to hold open meetings in person, remotely or in a hybrid fashion and recently extended to March 31, 2025, the meeting was conducted both in person in the Fitzpatrick room, 1st floor - Town Hall, 10 Pearl Street, Stoughton, MA 02072 and by remote participation via Google Meets.

Members present:

Mr. Andrew Tibbs, Chairman
Mr. Steven Snyder, Vice Chair
Mr. Richard Parolin
Ms. Ellen Epro
Mr. Michael Varner

Chairman Tibbs called the meeting to order at 6:00 p.m. and announced it is being conducted both in person and virtually.

Mr. Tibbs said there is a request to take item II out of order. There were no objections.

II. Site Assignment Discussion / Update

A. C & D Facility 100 Page Street

Mr. Mark Zamanian, Chairman of the Stoughton Redevelopment Authority (SRA) introduced himself to the Board and explained his purpose here tonight. On behalf of the town and the Stoughton Redevelopment Authority (SRA) as controller and owner of the C & D facility, Mr. Zamanian hopes to have the Board of Health's blessing to update the current site assignment for the facility at 100 Page St. which has been in place since 1976 and last reviewed in 2002. The site assignment had previously been written to address conditions and needs at the time.

Mr. Zamanian said since the time the site assignment was amended and issued by the Board of Health in 2002, there have been regulation changes in the Commonwealth and by the Department of Environmental Protection (DEP) which updated their regulations in 2009.

Mr. Zamanian said he has been in touch with Matt Hughes and Joe Brady of WIN Waste, the current managers of the facility. He mentioned both gentlemen are in attendance this evening (virtually).

Mr. Zamanian said he regularly uses the recycling facility on weekends and there is a deficit. He did want to mention since meeting with Mr. Hughes of WIN Waste at the site there have been improvements. He added, WIN Waste responded favorably to his suggestions and the facility seems to be more organized.

Mr. Zamanian told the Board the idea is to work with WIN Waste to update the site assignment to reflect current conditions. A draft site assignment will then be presented to town officials, counsel and a third party reviewer. Once it has passed through all of the above, the document will be presented to the Board of Health for their review and input.

Vice Chair Steven Snyder asked if an update to the site assignment will address the handling of the recycling center. He said the company that manages the building is also handling the facility. Mr. Snyder said as it stands now, WIN Waste operates the facility for the Town as part of a lease agreement with Conroy Development.

Mr. Snyder stated at one time the facility allowed only Stoughton residents to use the facility and only approved items were accepted. He said that's no longer the case and the change has not been for the better.

Mr. Parolin asked if WIN Waste has a checker monitoring full trucks entering the facility via the Page St. entrance. He said trucks are not supposed to enter via Page St. but are required to enter via the industrial park entrance. There is signage instructing the trucks where to enter. Mr. Hughes will look into this.

The group discussed information they would like added to an updated site assignment. Any changes of management should be communicated to the town and the agreement should contain clear concise requirements.

Mr. Parolin suggested the Board of Health be allowed access to a draft revision of the site assignment agreement to add their changes prior to sending it to an attorney.

Mr. Perry wanted to confirm whether Mr. Zamanian is asking the Board to vote tonight. Mr. Zamanian said he would appreciate a Board vote to conduct a review of the current site assignment from 2002.

Chairman Tibbs said he believes the members are all on board with updating a document that hasn't been reviewed in decades. In response to Mr. Zamanian's question as to how often he felt the document should be reviewed Mr. Tibbs said every 3 years.

Mr. Parolin made a motion to approve a revision of the current site assignment for the C & D Facility at 100 Page St. Ms. Epro seconded.

On the vote: Mr. Varner – yes, Mr. Parolin – yes, Mr. Snyder-yes, Ms. Epro-yes, Mr. Tibbs- yes. Motion passed 5-0

Mr. Zamanian thanked the Board and he will update Mr. Perry on matters to share with the Board.

I. Variance / Extension Requests

A. 1305 Washington St.- Huggard & Ewing Septic System or Sewer Install Project

Mr. Perry reminded the Board that the septic system plans were approved and now a new contractor has been retained by Huggard & Ewing to assess the feasibility to connect to Town sewer instead.

On behalf of the property owners of 1305 Washington St., Mr. Greg Driscoll, of Jacob Driscoll Engineering attending virtually introduced himself. He explained the next step is meeting with the Town engineering department to assess the best way to proceed. He said his client is speaking to abutters to gauge their interest in tying in to Town sewer and sharing the cost. The group discussed whether this could happen before the November ban on road openings.

Mr. Tibbs questioned the state of the septic system. Mr. Perry replied the ground water is being polluted every day. He said it might be possible to get the necessary permits before the end of the year. He asked Mr. Driscoll what the chances were that the property owners would decide to connect to Town sewer. Mr. Driscoll said it's too soon to tell.

Mr. Snyder asked whether the septic system was strictly used for bathrooms, or if the business washes vehicles as well.

Mr. Perry couldn't confirm, but said everything is going into the ground water. Mr. Perry spoke of a brook near the property and shared concerns about whether cars are being washed.

Mr. Driscoll will speak to his client about this. Mr. Driscoll said he is asking for a 2-month extension.

Mr. Parolin made a motion to grant the extension request for 1 month in order to get an answer on whether cars are being washed and what affect this has. Mr. Snyder seconded.

On the vote:

Ms. Epro – yes Mr. Snyder – yes Mr. Varner – yes Mr. Parolin – yes
Mr. Tibbs- yes

B. 150 York St. – New England Sinai Grease Trap Extension

Mr. Perry summarized the reason for the request. The facility never had an external grease trap. They had requested a waiver, but their menu didn't support a waiver. Now they are asking for an additional 4-month extension to allow time to meet with engineers.

Mr. Andy Rougas, a CREF representative from the hospital was in attendance virtually. He said they have 2 internal grease traps which are cleaned regularly.

Mr. Perry explained to the group at one-time external grease trap requirements were enforced by the DPW and Engineering Departments. When the Board of Health was tasked with overseeing grease traps they required establishments to report to the Board of Health on the sizes and types of grease traps at their facilities (internal and external).

Mr. Perry said it's an ordeal for an institution like New England Sinai to have an exterior grease trap installed. His recommendation was to approve the extension, as long as the facility is keeping up with current measures.

Mr. Parolin made a motion to continue the extension for 1 month in order to have the facility provide information on current pumping.

Mr. Snyder asked if the facility uses an outside pumping company, or if it's done by internal staff.

Mr. Ray Palmer of New England Sinai introduced himself and stated pumping records were previously provided to the Board of Health by the facilities' director of maintenance. He located these records and confirmed the grease traps are serviced every 3 months.

Mr. Tibbs reminded the Board of a motion on the table by Mr. Parolin to continue the extension for 1 month. The facility will continue to provide records to Mr. Perry and Mr. Leahy who at their discretion can extend the request for 4 months if current maintenance is deemed appropriate. Ms. Epro seconded.

On the vote:

Ms. Epro – yes Mr. Parolin – yes Mr. Varner – yes Mr. Snyder – yes
Mr. Tibbs – yes

Mr. Tibbs reminded the applicants to continue providing Mr. Perry and Mr. Leahy with pumping and cleaning records.

C. 1156 Park Street – Kelly's Mobile Home Septic Extension Request

Mr. Perry said he hasn't received any new revised plans since the previous meeting. He provided comments on those plans through town counsel a month or so ago.

He mentioned the whole project has come to a halt waiting for the design of the leaching system.

Mr. Perry invited Bill Matt, project manager, attending via telephone to give an update.

Mr. Matt said since the previous meeting in June, all services have been connected except one. The plumber expects the last connection will be completed in a couple of days.

Mr. Matt told the Board he was informed by the mobile park's attorney they will have something to town counsel by the end of the week. Mr. Matt said he is hopeful this will provide Mr. Perry with the information he requires.

Mr. Varner made a motion to continue the extension for 1 month. Mr. Snyder seconded.

On the vote:

Ms. Epro – yes Mr. Parolin – no Mr. Snyder- yes Mr. Varner – yes Mr. Tibbs – yes

Motion passed 4-1

III. Sanitarian update

A. Housing violation – 39 Brook St.

Mr. Perry told the Board all occupants are out of the house and his office is making arrangements to have the property boarded up within the next couple of weeks. The town is working through red tape to determine the best way to recoup any losses.

Mr. Perry mentioned another property he and Mr. Leahy were notified of which required a temporary condemnation and would need extensive cleaning. At this time the resident was hospitalized.

IV. Policy Updates

A. Food Grading System (continued from 1/23/2020)

Mr. Perry explained due to recent issues with a couple of food establishments in Stoughton he asked ALSCO for input regarding inspections and re-inspections after violations. He sent Board members a proposed written policy ALSCO provided. The policy listed variations of inspections depending on infractions and violations.

Mr. Snyder asked whether Mr. Perry and Mr. Leahy had any input on the fees in ALSCO's report or if they are typical of industry standards. He asked if all towns treated food establishments the same.

Mr. Perry said some towns he is familiar with don't prioritize food inspections. They get to them as they can. Stoughton is unique in this sense; they conduct inspections every 6 months. Stoughton uses the services of an outside company, ALSCO to conduct these inspections.

Mr. Parolin mentioned a local restaurant that had been cited for several violations in January. After the restaurant corrected the violations and were allowed to reopen, they were not re-inspected for several months. He questioned why there was such a lag in between inspections.

Mr. Parolin suggested the Board levy fines for violations so food establishments take the violations more seriously. He said fining per violation would send a message to the businesses of how serious the Board takes these violations.

The Board discussed how the inspections are tracked. Mr. Leahy told the group of the database the office keeps to track all inspections, violations and re-inspections.

Mr. Varner asked if the inspections were scheduled or unannounced. Mr. Perry said most are surprise visits, unless it's a pre-opening inspection or a residential kitchen inspection.

Mr. Perry suggested inviting ALSCO to attend a Board meeting.

Mr. Tibbs asked everyone to review the schedule ALSCO provided and the board will revisit it at the next meeting. He offered to put together a mock schedule as well.

V. Covid-19 Update

Mr. Tibbs said Covid is still out there and the current surge is not surprising. Mr. Tibbs suggested those with concerns should wear a mask in appropriate situations.

VI. Minutes of June 29, 2023

Mr. Parolin asked for confirmation of the Hampton Inn installing a phone at the pool as was discussed at the June meeting. Mr. Leahy confirmed the phone was installed.

Mr. Parolin asked if there has been a 3rd party review of the plans for 1156 Park St. as was discussed at the June meeting. Mr. Perry said there hasn't as yet. It was suggested by town

counsel that engaging a 3rd party would slow things down. Mr. Perry said he has no problem engaging the services of a 3rd party if necessary.

Mr. Parolin made a motion to approve the minutes with any corrections of deletions.

Ms. Epro seconded. On the vote:

Ms. Epro – yes Mr. Parolin – yes Mr. Varner – yes Mr. Snyder – yes Mr. Tibbs – yes

VII. Continuances

A. No updates at this time

Mr. Parolin made a motion to adjourn. Ms. Epro seconded.

On the vote:

Ms. Epro-yes Mr. Parolin – yes Mr. Varner-yes Mr. Snyder-yes Mr. Tibbs - yes

Meeting adjourned at 7:15

Documents used during the meeting:

1. Email from nmirrione@mirrionerealty.com to lperry@stoughton-ma.gov dated August 9, 2023 re: 1305-1317 Washington St.
2. Email communication between lperry@stoughton-ma.gov and arougas@cref.com dated August 15, 2023 re: grease trap at New England Sinai
3. Email request from Donna Jutras on behalf of Mark Zamanian requesting attendance at Board of Health meeting to discuss 100 Page St. site assignment
4. Site Assignment document dated August 2002 for 100 Page St.
5. Board of Health Minutes of June 29, 2023

Board of Health Minutes of – June 29, 2023 –Approved August 24, 2023