

**TOWNSEND BOARD OF HEALTH**

272 Main Street

Townsend, Massachusetts 01469

***Christopher Nocella, Chairman James Le’Cuyer, Vice-Chairman Gavin Byars, Clerk***

Office (978) 597-1713 Fax (978) 597-8135

**January 24, 2022, at 5:30 p.m., EST**

**Meeting Room 2 First Floor**

**272 Main Street, Townsend**

This meeting of the Board of Health will be held in-person at the location provided on this notice. Members of the public are welcome to attend this in-person meeting.

Please note that, while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

Members of the public with particular interest in any specific item on this agenda should make plans for in-person versus virtual attendance accordingly.

**Dial-in number:** 605-313-4278 **Access code:**5843884 PIN **Online meeting ID:** cwalter17

# PRELIMINARIES

* 1. Roll Call
  2. Additions or Deletions not anticipated 48 hours in advance

APPOINTMENT/HEARINGS

* 1. CO-VID Update PUBLIC HEARING: Mandating masks for Townsend
  2. 63 Adams Road – Septic Upgrade with Local Upgrade Approval
  3. 22 Sauna Row Road – Title 5 Inspection discussion
  4. Other Permits for review
  5. Legal Updates

WORK SESSION

* 1. Invoices
  2. Minutes of December 13, 2021
  3. Future Agenda Items
     1. 3 Wheeler Road – Manure Management Plan 2/14/22
     2. Septic Regulations Update – Tabled to Spring 2022
     3. Stable Regulations Update – Tabled to Spring 2022
     4. 2022 – 2024 Fee Schedule – Work Session February
     5. Next Meeting: **February 14th, 2022 5:30pm - TBD**

ADJOURNMENT

Board of Health Meeting Minutes January 24th, 2022

* Open at 5:32pm
* **1.1 Roll Call** – Chris Nocella, Gavin Byars, James Le’Cuyer. Also present – Carla Hitzenbuhler and Rick Metcalf
* **1.2 Additions or Deletions not anticipated 48 hours in advance** – Remove 1.3 (Public Hearing: Mandating masks in Townsend) after a work session took place on Friday 1/21/22 and the mandate did not have the support of the Board. Also, no COVID-19 related updates since that same work session.
* **1.4 63 Adams Rd. – Septic Upgrade with Local Upgrade Approval** – Upgrade of septic to replace a failing system. Requesting variance to Townsend Regulation 13 to reduce the offset from a leaching area to a wetland from 100’ to 58’ and a Local Upgrade Approval to reduce the groundwater offset from 4’ to 3’. JL motions to approve plan with the condition that if a remote vent is utilized, the vent must have a 2’ section of perforated pipe with stone surrounding to act as a condensate drain. GB 2nd and unanimous approval. Rick will handwrite the requirement for the vent on the permit.
* **1.5 3 Wheeler Rd. – Manure Management Pan – no update at this time** – Rick informs Board that he spoke to contact at MDAR and he is awaiting confirmation that the proposed plan is acceptable.
* **1.6 22 Sauna Row Rd. – Title 5 Inspection discussion** – Potential buyers Michael & Jane Potsaid present. Rick explains that he was contacted by the potential buyers and Mike Whittemore from Arrow Septic. The cesspool serving the property has been located, but presence of a thick concrete slab cover, no current potable water source (drawing from pond), and winter conditions have made completing the inspection complicated. After discussion, the Board agrees that per 310 CMR 15.301(1), the potential buyers can purchase the property and transfer title without completing an inspection at this time due to weather conditions. 310 CMR 15.301(1) allows up to 6 months from closing to complete the inspection, or as soon as weather conditions permit. The Board agrees this is fair given the circumstances. Rick will follow-up with a letter to the potential buyers and act as a record of the discussion.
* **1.7 Other Permits for review** – No other permits to be reviewed.
* **1.8 Legal Updates** – Rick updates Board that the search warrant for 5 Turnpike Rd., Unit 220 was executed, the inspection was completed, and an order to correct has been issued. Town Counsel will only become involved again if compliance with the order becomes an issue.
* **1.9 Invoices** – Board signs all invoices.
* **1.10 – Minutes of December 13, 2021** – The minutes were not available for the Board to review. This will be continued to the next meeting.
* GB motions to adjourn at 6:06pm. JL 2nd and unanimous approval.

Please let me know if you have any questions.