

October 13, 2015

Meeting Opened: 7:30 P.M., Room 112, Town Hall
Members Present: William Morris, Chairman; Carol Johnson, Clerk; Richard
Bringhurst; Richard Beauregard; Mona Bissany
Others Present: Eli & Rose Nakhoul – East Walpole Market & Deli

MOTION: made by Mona Bissany that the Board of Health approve the minutes of the September 22, 2015 meeting as written. Seconded by Richard Beauregard. VOTE: 3-0-2
3 – in favor – William Morris, Richard Beauregard, Mona Bissany
2 – abstained – Carol Johnson, Richard Bringhurst

Notice of Intent & Plan Review Refile - Roscommon:

Documents/Exhibits – Notice of Intent (on file Conservation Commission); Plan Review Refile (on file Planning Board); Deputy Health Agent’s summary.

The Board of Health reviewed for comment the Notice of Intent & Plan Review Refile – Roscommon, a 30 lot subdivision with associated utilities that will predominately be constructed within the 100 foot buffer zone of vegetated wetlands.

MOTION: made by Richard Beauregard that the Board of Health’s comments to the Conservation Commission and Planning Board is to reiterate previous comments made regarding whether the proposed roadway is sufficiently wide enough for trash and recycling trucks to travel on, that sidewalks are included on the plan to promote healthy outdoor activities, and if private individual lighting for the streets is approved that they are required to remain on dusk until dawn. The Board would like to add concerns about any building within the 100 foot buffer zone, especially the 25 foot no alteration zone, and does not support that type of building. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Notice of Intent – 1075 Main Street:

Documents/Exhibits – Notice of Intent (on file Conservation Commission); Deputy Health Agent’s summary.

The Board of Health reviewed for comment the Notice of Intent – 1075 Main Street, to demolish a small portion of an existing concrete walkway and construct a one story addition to an existing commercial building.

MOTION: made by Mona Bissany that regarding the Notice of Intent – 1075 Main Street, the Board of Health has no concerns or comments. Seconded by Carol Johnson. VOTE: 5-0-0 UNANIMOUS.

Public Hearing – Food Permit Suspension East Walpole Market & Deli:

Documents/Exhibits – August & October 2015 Inspection Reports; August 2015 Pest Control Service.

MOTION: made by William Morris to open the public hearing East Walpole Market & Deli: Roll Call: Richard Bringhurst – aye; Mona Bissany – aye; Carol Johnson – aye; Richard Beauregard – aye, William Morris – aye 7:46 PM.

Owner, Eli Nakhoul, East Walpole Market & Deli, was ordered to appear before the Board of Health after Deputy Health Agent, Melissa Marinelli’s routine inspection, October 1, 2015, found numerous critical violations resulting in the suspension of Mr. Nakhoul’s Food Establishment Permit. Mr. Nakhoul assured the Board of Health that he has thoroughly cleaned and sanitized his establishment, that his plumber has fixed the 3 bay sink and ice cream scoop dip well, and that he is committed to maintaining complete compliance. Board of Health members agreed that based on the consistency and severity of the repeat violations found not only during the most recent

inspection but during previous inspections as well, that Mr. Nakhoul at this time is unable to maintain compliance. Board members agreed with the Health Director's recommendation that additional food safety training and recertification is warranted before his Food Establishment Permit is reinstated. Mr. Morris said that the retail operation of the store may remain open.

MOTION: made by William Morris to close the public hearing; **Roll Call:** Richard Bringhurst – aye; Mona Bissany – aye; Carol Johnson – aye; Richard Beauregard – aye, William Morris – aye
8:12 PM.

MOTION: made by William Morris regarding East Walpole Market & Deli that a reopening inspection not occur until such time as the owner has been recertified with ServSafe, or an equivalent program, demonstrating reeducation on proper food handling and sanitation techniques. Once Mr. Nakhoul provides the Health Department with that recertification a reopening inspection will be scheduled as quickly as possible. Until such time, the food service operation of the establishment is to remain closed and only the retail operation may remain open. Seconded by Richard Bringhurst. **VOTE: 5-0-0 UNANIMOUS.**

Definitive Subdivision Plan Request for Modification – Olmstead Estates:

Documents/Exhibits – Definitive Subdivision Plan Request for Modification (on file Planning Board); Deputy Health Agent's summary.

The Board of Health reviewed for comment the Definitive Subdivision Plan Request for Modification – Olmstead Estates, to remove the temporary cul-de-sac easement and extend Emerald Way into the proposed Roscommon development.

MOTION: made by Carol Johnson that the Board of Health's comments to the Planning Board regarding the Definitive Subdivision Plan Request for Modification – Olmstead Estates, where there was formerly on the plan a cul-de-sac easement, the Health Board has no concerns with the request to remove that easement and extend Emerald Way into the proposed Roscommon development. The Board also reiterates previous comments to the Planning Board requesting that the developer include street lights and sidewalks on the plan in order to promote healthy outdoor activities throughout the year. Seconded by Richard Bringhurst. **VOTE: 5-0-0 UNANIMOUS.**

Definitive Subdivision Plan Refile – High Meadows (50-54 High Street):

Documents/Exhibits – Definitive Subdivision Plan Refile (on file Planning Board); Deputy Health Agent's summary.

The Board of Health reviewed for comment the Refiled Definite Subdivision Plan to subdivide an existing single lot into 6 single family house lots. The refile of the plan was required because the applicants failed to contact abutters regarding the plan.

MOTION: made by Mona Bissany that the Board of Health reiterates comments previously made to the Planning Board that the Board is pleased to see sidewalks on the plan and would like clarification about street lights, as they do not seem to be indicated on the plan as submitted. Seconded by Richard Bringhurst. **VOTE: 5-0-0 UNANIMOUS.**

Special Permit – 150 Common Street:

Documents/Exhibits – Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent's summary.

The Board of Health reviewed for comment the Special Permit Application to convert an existing two story barn into a single family home.

MOTION: made by Carol Johnson that the Health Board has no concerns or comments regarding the Special Permit Application – 150 Common Street. Seconded by Richard Bringhurst. **VOTE: 5-0-0 UNANIMOUS.**

Special Permit – 10 Grace Memorial Drive:

Documents/Exhibits – Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent's summary.

The Board of Health reviewed for comment the Special Permit Application to allow the demolition and expansion of the existing single family home. A new septic plan designed for a four bedroom house, to accommodate the expansion, has been approved by the Health Department.

MOTION: made by Carol Johnson that the Health Board has no concerns or comments regarding the Special Permit Application – 10 Grace Memorial Drive. Seconded by Mona Bissany. **VOTE: 5-0-0 UNANIMOUS.**

Special Permit – 45 Chandler Avenue:

Documents/Exhibits – Special Permit Application (on file Zoning Board of Appeals); Deputy Health Agent's summary.

The Board of Health reviewed for comment the Special Permit Application to allow the demolition on an existing single family home and construct a new one on the existing foundation. The home has an existing 3 bedroom septic system, installed in 2006, a deed restriction recorded at the Registry of Deeds limits the number of bedrooms allowed to three.

MOTION: made by Richard Bringhurst that with respect to the request for comments from the Zoning Board of Appeals for the Special Permit Application – 45 Chandler Avenue, the Board of Health has no particular concern. Seconded by Richard Beauregard. **VOTE 5-0-0 UNANIMOUS.**

Correspondence:

Harvard Report on 2015 Severe Winter Weather in Massachusetts – Board members agreed that disaster preparedness is a challenge and discussed the importance of educating residents in the community about being prepared for such events and promoting neighbors helping neighbors, especially elderly or disabled neighbors, during an emergency.

MOTION: made by William Morris to adjourn. Seconded Richard Bringhurst. **VOTE: 5-0-0 UNANIMOUS.**

Meeting Closed: 8:29 P.M.