

**Town of Becket  
Board of Health  
557 Main Street  
Becket, Massachusetts 01223  
(413) 623-8934 ext. 122 fax (413) 623-6036**

**Meeting Minutes for February 27, 2024**

**Board Members present:** Robert Ronzio

**Board members attending via Zoom:** none

**Board member attending via phone:** Laurel Burgwardt

**Board member absent:** Gale Labelle

**Clerk of Committee:** Tess Lundberg

**Public present:** none

**Public via Zoom:** Dan Hassett, Mychal shove, Tom Leue, Ed Fahey, Maja Kazmierczak, Helen McColpin, Colin Sykes

*Items will be kept in order of the agenda for easier reference.*

**1. Call to order-** Mr. Ronzio calls the meeting to order at 1:05 PM

**2. 58 Depot Street-** Assistant Attorney General Maja Kazmierczak states she wishes have this discussion with all parties involved in this case and make sure everyone is on the same page. Mr. Fahey states that now retired Inspector Charlie Kaniecki was keeping tabs on the progress at the property as it was going through the courts. Mr. Fahey states he would like to establish a timeline going forward. Mychal shove, property owner, states a Title 5 inspection was done, however the Board of Health requested that the existing well be located. Mr. Shove states that Tom Leue is attempting to locate the existing well. Mr. Leue states they looked for the well, tracing the pipe from the house, for 2.5 hours. Mr. Leue states he thinks they are within a few feet of the well located on the north side of the house, but they were stopped by the existing ledge. Mr. Leue states he believes the well was dug less than 60 feet from the leach field and it must be replaced in order to have the required separation from the existing septic. Mr. Ronzio looks at the submitted septic plan, noting the proposed new 1500 gallon tank and that the well location is not indicated on the plan. Mr. Ronzio asks if the existing well is working. Mr. Leue states the existing well is not functioning, there is no water in the house. Mr. Ronzio asks if the existing well is going to be abandoned. Mr. Leue states it will be abandoned. Mr. Ronzio states the existing well needs to be found in order to be decommissioned, and then a plan for a new well developed. Mr. Fahey states relocating the well would resolve one issue, and another issue is the number of bedrooms in the house. Mr. Shove states the house is gutted, and they plan on having 3 bedrooms, Mr. Fahey states the concern is the limited capacity of the septic system and three bedrooms is reasonable. Mr. Shove states the original house appeared to be 4 bedrooms, they are reducing it to 3 bedrooms. Mr. Shove states the topography of the property is steep and a well drilling truck cannot get to the back of the property. Mr. Leue states if the well was placed on the west side it would be more than 50 feet from the leach field and the neighbors, but would need a variance for being less than 15 feet from the street. Mr. Ronzio asks if there is a new septic design being done. Mr. Leue states the Title 5 was a conditional pass, not a failure, and the plan is to upgrade the existing tank with a new tank. Mr. Fahey states the Title5 is not a technical failure, a new tank and new well would bring this to a passing marginal system. Mr. Ronzio states if they are fixing the system, reducing the bedroom count to three, they need a plan showing the new well placement with setbacks, and the location of wells and septic on adjacent properties. Mr. Ronzio states the Becket well regulations are stricter than the state regulations. And the plan needs to be seen and reviewed. Mr. Leue states he will prepare a well permit application. Mr. Fahey asks if the

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property has been surveyed, stating the lot is tight and a requested variance may need a survey. Mr. Shove states the property has not been surveyed recently. Mr. Ronzio states a survey would be needed to make sure your setbacks are accurate. Ms. Burgwardt agrees that a survey is necessary. Ms. Kazmierczak states the hearing scheduled for February 28 has been moved back to May 1, 2024 at 9AM. Mr. Ronzio states that gives the owner 60 days to get a survey done and map the location of wells and septic on the adjacent properties. Mr. Ronzio makes a motion to require a survey of the property to determine the location of wells and septic at the adjacent properties 206.52, 206.54 and 206.55, submit a plan for repair including crushing and removal of the existing, replacing it with a 1500 gallon tank, after survey a well driller will plot the well location and submit a well permit application. Ms. Burgwardt seconds the motion. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**

**3. Assistant Attorney General Housing update:** Ms. Kazmierczak states 50 Dawn Drive has been in receivership, the existing building was demolished, and a replacement modular home will be brought in. Ms. Kazmierczak states the well has been found but the water has not been tested at this time. Ms. Kazmierczak states there is a receiver's review hearing date is March 27, 2024. Mr. Ronzio asks if the current location of the septic and well. Ms. Kazmierczak states her records indicate the well has been found. Ms. Lundberg states the Disposal System Construction Permit plan was approved by the board on 4/3/2023, and it is currently waiting to have an installer added to the application I order for the permit to be issued.

**4. Housing Specialist Dan Hassett:** Mr. Hassett introduces himself to the board, indicating he is a Public Health Specialist cross trained as an inspector.

**5. Any other business to come before the Board:** none

Ms. Burgwardt makes a motion to adjourn at 1:59 PM. Mr. Ronzio seconds the motion. Ms. Burgwardt votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passed**

Meeting adjourned at 1:59 PM

**Meeting Minutes reviewed and approved on March 11, 2024 by:**

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Gale LaBelle, Chairperson



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Robert Ronzio, Vice Chair

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Laurel Burgwardt, Clerk