

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

Meeting Minutes for December 16, 2020

Board Members Present: Gale LaBelle, Robert Ronzio

Board Member calling in: Laurel Burgwardt

Clerk of Committee: Tess Lundberg

Public Present: Ed Fahey as Health Agent for Becket

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

1. Call to order:

Gale LaBelle calls the meeting to order at 10:31 AM. Ms. LaBelle introduces the Board members present and reads the rules of the meeting.

2. Board to approve meeting minutes for December 2, 2020.

Mr. Ronzio makes a motion to approve the minutes for December 2, 2020. Ms. Labelle seconds the motion. Mr. Ronzio votes in favor. Ms. Labelle votes in favor Ms. Burgwardt votes in favor. **Motion passes.**

3. Reports from Ed Fahey/Charlie Kaniecki:

- a. Tobacco Regulations : continued to the next meeting.
- b. Separation from groundwater regulations : continued to the next meeting.
- c. BCBOHA Food Establishment COVID guide : continued to the next meeting.
- d. O Leonhardt Rd 409.55 : soil percolation witness was done in September 2020. No online permit application, fee payment, or soil testing results have been received. Mr. Fahey will contact them.
- e. 880 East Otis Rd : fee and plans pending. Continued to next meeting.
- f. 1377 Fred Snow Rd : plans pending. Continued to next meeting
- g. 390 Sherwood Drive : plans pending. Continued to next meeting.

4. COC sign-offs:

- a. 39 Becket West Rd – A signed as built, requested by the board at the 11/23 meeting, has not been received. Continued to the next meeting.

5. Title V inspections:

- a. 151 Lady of the Lake -report pending
- b. 1107 George Carter Rd- report pending
- c. 1110 Dimmock Rd- pass
- d. 399 Sherwood Dr-report pending
- e. 340 Pill Dr- pass
- f. 313 Winter-report pending

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- g. 4099 Jacob Ladder Rd- report pending
- h. 246 Silver Leaf Dr- report pending
- i. 779 Bancroft- pass

6. Percolation tests:

- a. 189 East Shore Rd – report pending
- b. 7 Bowman Lane – report pending
- c. 1100 Main St – report received
- d. 212 Friar Tuck Dr – report pending
- e. 37 Mitchell -report pending
- f. 102 Wells Rd- report pending
- g. 1 Benton Hill- report recieved
- h. 129 Longbow Lane East – report pending
- i. 679 Tyne Rd –report pending
- j. 0 Gentian Hollow Road 217.13- report pending
- k. 0 Gentian Hollow Road 217.14 – report pending
- l. 0 Jacobs Ladder Road 204.15 report received
- m. 98 Lake Shore Dr- report received
- n. George Carter Rd 403.11- report pending

7. Housing : no items

8. Full Circle Applications Received:

- a. **Food Service Establishments :** none

- b. **Lodging :**

- 1. Bonny Rigg Hill Campground – board discussed issuing permits after inspections are done in the Spring of 2021

- c. **Septic Haulers/Installers**

- 1. B&D Septic Installers- pending BCBOHA Certification.
 - 2. Berkshire Pittsfield Septic- Ms. LaBelle discussed letter sent to installer
 - 3. Gary O Brien Property Services- - pending BCBOHA certificate
 - 4. White Wolf Trucking & Excavation- pending 2021 BCBOHA certificate
 - 5. Yankee Septic- hauler
 - 6. White Wolf Septic & Portables-waiting to clarify application for 2020 or 2021 hauler

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7. Sullivan Sanitation Services- waiting to clarify application for 2020 or 2021 hauler
d. **Camps** : none

e. **Well** :

1. 536 Benton Hill Rd- scaled drawing requested from applicant. Continue to next meeting.

f. **Bathing Beach** : none

g. **Beaver Emergency Permits** : none

9. Old Business:

a. 29 Chester Road/Becket Motel: Mr. Fahey reported that the final grading and hay cover were the only remaining things to be completed. Mr. Ronzio reported that the grading and hay cover that has been done was done poorly and is inadequate. Mr. Fahey will check the current grading and determine if it matches the design. The board discussed that the property owner stated that the old tanks were never crushed or removed. Mr. Fahey stated that he will check on the old tanks. Mr. Fahey noted that snow cover would prevent inspection and the owner may have to wait until spring for approvals.

b. 33 Beach Rd: Ms. Labelle informed board she had spoken to Attorney Emily Zelonovic regarding the required recorded 2 bedroom deed restriction. Mr. Fahey reported that when he inspected the installation on 12/4/2020 the pump was not working properly and the inspection failed. The float switch for the pump needs to be operative before he can report a passing inspection.

c. 451 Brooker Hill Rd : Board discussed the actions of Cooper Excavation, removing the improperly installed system and abandoning the job. Mr. Fahey recommend that the installer permit for Cooper Excavation should be revoked. Mr. Fahey reports that a system can be installed where the recently installed system was removed, provided it was done correctly and according to the approved design. Mr. Ronzio makes a motion to revoke the septic installer permit for Cooper Excavation. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. Labelle votes in favor Ms. Burgwardt votes in favor. **Motion passes.**

d. 612 Main St : Mr. Fahey reported that his inspection of the house determined that the rooms in the basement were not bedrooms, and the existing septic system can accommodate the 3 bedroom design.

e. Title 5 inspections on recent property sales : The board discussed realtors failing to conduct Title 5 inspections when houses are sold. The board reviewed current Title 5 regulations with

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Mr. Fahey, discussing that a Title 5 inspection must be done within 6 months of a sale, cash sales are not exempt, weather related delays are allowable and only inter-family sales are exempt from Title 5 requirements. The board discussed options for ordering a Title 5 test when it has not been conducted, with a time limit for completion and court action for failure to comply.

Mr. Ronzio makes a motion to issue a letter ordering a Title 5 compliance for 61 Porcupine Court. Ms. Burwardt seconds the motion. Mr. Ronzio votes in favor. Ms. Labelle votes in favor Ms. Burgwardt votes in favor. **Motion passes.**

10. **Public Input:** none

11. **Budget :** continued to next meeting

12. **Correspondence**

a. Cooper Excavation: Mr. Ronzio makes a motion to deny refunds requested on the Title 5 and Soil Percolation fees at 451 Brooker Hill Road, unless proof is provided that the property owner not Cooper Excavation paid the fees. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. Labelle votes in favor Ms. Burgwardt votes in favor. **Motion passes.**

15. **Any other business to come before the Board**

a. **Short Term Rentals regulations-** posting Covid restrictions, Baker Mandatory order: Board discussed sending a letter to all short term rentals with a copy of the current restrictions, advising that current quarantine requirements be posted conspicuously in the property. Board discussed instituting licensing requirements for short term rental properties in town, with requirements for inspections. Mr. Ronzio cited Town of Plymouth requirements that mandated inspections by Board of Health, and by the Fire Department for smoke/carbon dioxide detectors. Mr. Fahey will advise the board at the next meeting on an updated letter. Ms. Burgwardt suggested that any complaints made to individual board members should be directed to call the Board of Health office so the issues can be tracked.

b. **Mosquito spraying :** Ms. LaBelle reported that she spoke to the Selectmen and recommended against mosquito spraying. Board discussed concerns that spraying by one community/home association cannot be done without collateral impact on neighboring properties. Board discussed sending a letter sent to all communities, or an announcement on the town website, advising that prior authorization from the Board of Health before any future mosquito spraying is conducted. Ms. LaBelle advised that she will look into the decisions made at previous Town Meetings and advise the board at their next meeting.

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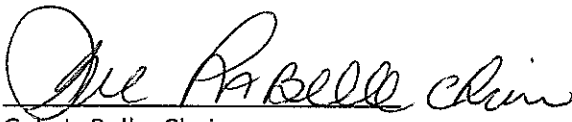
c. **89 Lady of the Lake** : Mr. Fahey reported on his review of the septic designs on file. Mr. Fahey recommends that the board conduct an inspection of the home to determine if additional construction/bedrooms had violated well or septic setback requirements or the design limitations of the septic system. Mr. Fahey recommends that if there are more bedrooms in the home than the system was designed then it will need to be re-engineered/re-designed. Ms. Burgwardt recalls that the Title 5 she witnessed in August 2020 failed because there were too many bedrooms. Mr. Ronzio discussed that an accurate survey is needed to determine the property boundaries. Ms. LaBelle suggests that the board contact the listing realtor in order to conduct an inspection of the property and determine the number of bedrooms.

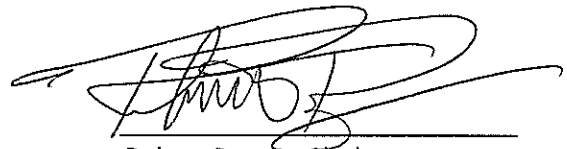
d. **Clerk of Board Appointment** : Ms. LaBelle makes a motion to appoint Robert Ronzio as Clerk to the Board of Health. Ms. Burgwardt seconds the motion. Ms. LaBelle votes in favor. Ms. Burgwardt votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

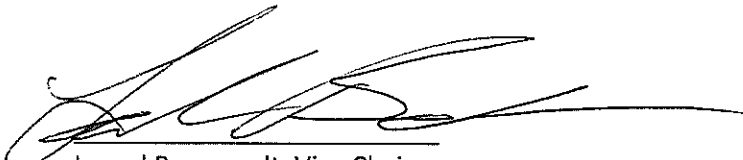
e. Mr. Ronzio inquired about obtaining identification badges and business cards for Board of Health members. Mr. Ronzio will discuss arrangements with Town Administrator William Caldwell.

16. Adjournment : Next Board meeting will be on January 6, 2021 at 10:00 AM
Mr. Ronzio makes a motion to adjourn. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**
Meeting is adjourned at 11:57 AM.

Meeting Minutes reviewed and approved on January 6, 2021 by:


Gale LaBelle, Chair


Robert Ronzio, Clerk


Laurel Burgwardt, Vice Chair