

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

Meeting Minutes for April 6, 2022

Board Members Present: Gale Labelle, Robert Ronzio

Board Member via Zoom: none

Board Member Absent: Laurel Burgwardt

Clerk of Committee: Tess Lundberg

Public Present: Rika Alper, Linda Laston, Jane Laston, Fred Sears, Christopher Smith, Edie Smith, Robert O'Brien

Public via Zoom: Bill Allen, Rika Alper, David Colpitts, Christian Decker, Ed Fahey, Jesse Giardinia, Mike Kulig, Steve Nelson, Laura Robinson-Hunt, Kristy Tower, Elle Villette

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

- 1. Call to order.** Ms. LaBelle calls the meeting to order at 5:03 PM, introduces the board members and reads the rules of the meeting.

- 2. Board to approve meeting minutes for March 2, 2022.** Ms. LaBelle makes a motion to approve the minutes for March 2, 2022. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

3. Kaniecki reports

- a. 44 Pleasant-** no update received from Town Counsel. Mr. Kaniecki suggests the board write a letter to the Select Board and the Building Inspector expressing concerns that the building is not secured
- b. 58 Depot** – no progress observed. Mr. Kaniecki sent a message to the Attorney General on 4/6/22.
- c. 2442 Main St-** waiting for auction.
- d. 50 Beach** –Mr. Kaniecki states this property needs to be watched that a septic inspection is done. On January 26, 2022 U S Bank National filed a foreclosure on this property. Bk 07113 page 340. There may be a short sale on this. Mr. Kaniecki received voice mail and email from bank, on 3/11/22, that they are moving forward. The bank did not file a formal response to the AG office. No action at this time.
- e. 50 Dawn Drive-** Mr. Kaniecki reports the Select Board approved the grant and the receiver will follow up with a court review of the order to raze.
- f. 33 Pine Dale Circle** –Mr. Kaniecki inspected the property today. The owner has made considerable progress. Mr. Kaniecki has granted a 30 day extension on the deadline and will re-inspect at that time.
- g. 23 Lady of the Lake-** no progress observed, no communication from the owner. Mr. Kaniecki asks if the board wants to wait another 30 days. Ms. LaBelle states this item should be reviewed in another 30 days.
- h. 23 Pinedale Circle** –Mr. Kaniecki states Land Court records indicate the Town if in the process of taking this parcel. The board asks Mr. Kaniecki to send a letter to the Select Board and Tax Collector regarding the clean up of the property, board and secure the premises.

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- i. **61 Porcupine Drive-** no response as of 4/6/2022.
- j. **799 King Richard Dr-** continued
- k. **43 Pleasant St-** some work has been done, progress is very slow. Mr. Kaniecki states there does not appear to have been a Title 5 inspection. Mr. Kaniecki asks if the board wishes for him to issue an order for a Title 5 inspection to be done. Mr. Ronzio states yes. Ms. LaBelle states yes.

Fahey Reports

- a. **25 North Lake View-** Mike Kulig from Berkshire Engineering states the 2 bedroom house is on a .26 acre lot on Center Pond. Mr. Kulig states the abutter has been notified but they have not received any response. Mr. Kulig states the Eljen design will move the existing tank, which was 20 feet from the well, to 50 feet from the well. The site is subject to Conservation Commission review. The board decides they will review the plan after it is cleared by the Conservation Commission.
- b. **22 Dawn Drive-** Bill Allen states the design is a Presby advanced system that has already been approved by the Conservation Commission. Ms. LaBelle asks for the setbacks from the river, the well and the size of the lot. Mr. Allen states the system is between 50 to 100 feet from the river, the well is 60 feet from the leaching field, and the lot is .25 acres. Mr. Fahey states the plan is requesting a 2 foot separation from groundwater. Mr. Allen states he believes this Presby advanced system is allowed by the DEP to have a 2 foot separation from groundwater. Ms. LaBelle asks the distance from neighboring wells. Mr. Giardinia states there are no wells within 150 feet. Mr. Fahey states this was a challenging site because it is small and wet. Mr. Fahey states that Scott McFarland noted on the soil percolation report that the installation should only be done in dry weather. Ms. LaBelle makes a motion to approve the plan at 22 Dawn Drive with the condition that the well is tested prior to installation and 6 months after installation, and the installation must be done in June during dry weather. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.** Elle Villetto, owner of 22 Dawn Drive, states that her parents are moving into the house on May 1, 2022. Ms. Villetto questions the June requirement and states the installer said he could install next week. Ms. LaBelle asks for Mr. Fahey's opinion. Mr. Fahey states the original soil percolation test was done in August during rain. Mr. Fahey states the soil evaluation specifically said to install when the groundwater is below 28 inches, and if soil conditions are not improved the system won't work. Mr. Fahey states if the board will allow he will go out to the site next week with installer Jesse Giardinia, dig a hole, and if the soil is not weeping at 28 inches he will okay the install. Ms. LaBelle agrees. Mr. Ronzio agrees.
- c. **1505 County Rd-** no fee, no plan. Continued.
- d. **389 Benton Hill Rd-** engineer concerns. Ms. LaBelle asks Mr. Nelson to speak. Mr. Nelson states he is contracted to maintain the system after installation. Mr. Nelson states he understands there is some permit issues and he is just listening. Ms. LaBelle asks Mr. O'Brien to speak. Mr. O'Brien states he is here for a septic Installer Permit and the permit for 389 Benton Hill Road. Mr. Fahey states the engineer that designed the system at 389 Benton Hill Road is not willing to sign off the project with installer O'Brien because

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of some prior history. Mr. Fahey states without the engineer sign off there would be no COC. Ms. LaBelle asks if they need another installer. Mr. Fahey states another installer or another installer willing to oversee the work done by installer O'Brien. Mr. Fahey states installer O'Brien has had some previous installations in Becket with issues. Mr. Fahey states he can call some other local boards and check their opinions. Mr. Ronzio asks Mr. O'Brien if he can provide a list of other sites he has installed in Becket. Mr. O'Brien agrees that he can provide a list. Ms. LaBelle makes a motion that the board will review Mr. O'Brien's list of 10 sites in Becket and if they are satisfied they will approve his installer permit. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

- e. **25 Leonhardt-** tank replacement. Mr. Ronzio asks Mr. Fahey about the requirements for a tank replacement. Mr. Fahey states they usually ask for a sketch of the plans. Mr. Ronzio asks the reason for this tank replacement and states the board needs more information. Mr. Fahey states this could also be subject to Conservation Commission jurisdiction.
- f. **693 King Richard-** Fred Sears states the plan has been adjusted to split the difference on setbacks, 6 feet to the house and 6 feet to the property line. Mr. Sears states due to the shale and bedrock at the site this is probably the best location. Mr. Sears states the existing house is 4 bedrooms, so they did 2 tanks. Mr. Sears states the tanks are 75 feet from the well. Mr. Sears states they are requesting a reduction in the setback to the property line from 10 feet to 6 feet. Mr. Fahey states they have exhausted all their options before designing this plan. Mr. Sears provides the board with the Conservation Commission approvals on the design. Mr. Fahey asks if the system is alarmed. Mr. Sears states the first tank is alarmed, then they have 1,000 gallons of storage. Ms. LaBelle makes a motion to approve the plan for 693 King Richard with a reduction in the setback from the house and the property line from 10 feet to 6 feet, that the system must be inspected and pumped at least annually with a copy of the written contract with the septic hauler provided to the Board of Health and the Sherwood Forest Lake District, and the homeowner will be responsible for cleanup if there is any overflow into the lake. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- g. **138 Greenwater Drive-** Mr. Kulig states an abutter made them aware of a buried well on their property, so they moved the location of the system to avoid that well. Mr. Kulig states the revised plan was approved by the Conservation Commission. Mr. Ronzio questions what kind of well. Mr. Kulig states the well was under a stone wall and was not exposed. Mr. Ronzio asks if the well is in use, if it is a shallow or a deep well. Mr. Kulig states he does not know any details about the well, he is not at liberty to dig on the abutter's property. Mr. Kulig states he has been told that it serves the house. Ms. LaBelle makes a motion to accept the modified plan at 138 Greenwater Drive, with the same conditions as previously approved for water testing before the installation and after the installation. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

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4. Title V inspections:

- a. Received reports
 - 1. **66 Long Bow Lane East-pass**
 - 2. **30 Washington St- pass**
 - 3. **62 Washington- pass**
 - 4. **235 Fred Snow Rd pass**
 - 5. **333 Leonhardt Rd- fail -**
 - 6. **3071 Main St- pass**
- b. Pending reports
 - 1. **732 Main St**
 - 2. **3521 Jacobs Ladder Rd**
 - 3. **208 Jacobs Hollow Rd-**
 - 4. **355 Pill Dr**

5. Percolation tests:

- a. Received reports: none
- b. Pending reports
 - 1. **0 George Carter Rd**
 - 2. **0 Tyne Rd -408.37**
 - 3. **33 Amy Court**
 - 4. **0 Jacobs Ladder Rd 217.1 & 217.2 Notar**
 - 5. **506 McNerney Rd**

6. Full Circle Applications Received:

- a. **Food Service Establishments:**
 - 1. **Club at Shaw Pond- Mountain Grove Association- certificates pending**
 - 2. **Becket Washington School- certificates pending**
 - 3. **Bonny Rigg Hill Camping Club- certificates pending**
 - 4. **Camp Becket YMCA- certificates pending**
 - 5. **Camp Becket Chimney Corners YMCA -certificates pending**
 - 6. **Camp Watitoh- Allergen certificate pending**

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b. Lodging

1. **The Becket Hotel-** workmen's comp certificate pending
2. **Bonny Rigg Hill Camping Club-** workmen's comp certificate pending
3. **Berkshire Lakeside Lodge-**

c. Septic Haulers/Installers

1. **Installer Permits BCBOHA certificates current**
 - a. **Berkshire Pittsfield Septic-** approved
 - b. **Bill Magni Excavating-** approved
 - c. **REWC Land Management-** approved
 - d. **JR Wilkinson Construction-** approved
 - e. **M. Ostrander-** approved
 - f. **Johns Tractor and Excavation-** approved
 - g. **Craig Tighe Construction-** approved
 - h. **VanZandt Plumbing--** approved
 - i. **P&R Construction-** continued
 - j. **All Star Excavation-** approved
 - k. **Andrew Bleier-** approved

2. **Installer Permits BCBOHA certificates pending**
 - a. **B&D Septic Installers**

- d. **Camps-** Board agrees to conduct all camp inspections in May to make sure all Covid related requirements are as current as possible.

1. **Camp Watitoh-** continued
2. **Chimney Corners Camp YMCA-** continued
3. **Camp Becket-** continued
4. **Becket Day Camp-** continued

e. Well

1. **1505 County Rd-** plan pending, continued

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f. Bathing Beach

- 1. Camp Watitoh-** approved

g. Public or Semi-Public Pool Spa

- 1. Bonny Rigg Hill Camping Club-**

7. New Business:

- a. **32 Nocher Road-** informal discussion on renovations and existing septic . Rika Alper states they plan to add onto the house, and the existing septic was newly installed in 1997. Ms. Alper states the installer said records were given to the town, however no records are on file. Mr. Ronzio questions the location of the 1997 leach field. Mr. Ronzio and Ms. LaBelle agree that a 3 bedroom home should have a 1500 gallon tank. Ms. LaBelle states the homeowner should have a Title 5 inspection done to get the current condition of the system verified.
- b. **41 Sir Galahad-** property transfer no Title 5- certified and regular mail sent 3/9/22
- c. **115 Hopkins-** informal discussion portable greenhouse and septic system. Homeowner did not appear at the meeting for discussion.
- d. **634 Wade Inn Rd-** informal discussion on renovations and existing septic . Ms. Laston states they have a 3 bedroom ranch and plan to add 1 bedroom. Mr. Fahey states he is concerned if the existing system is in groundwater. Ms. LaBelle makes a motion that a Title 5 inspection be conducted and then the homeowner returns to the board with the results, and if the Title 5 does not pass the system will need to be updates. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

8. Old Business: none

9. Public Input - none

- 10. Budget-** Berkshire Regional Planning Commission FY 2023 Public Health Nursing agreement and Inspectional services agreement- forwarded to board 3/18/22. Ms. LaBelle makes a motion to approve the Public Health Nursing Services contract. Mr. Ronzio seconds the motion. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- Ms. LaBelle makes a motion to approve the Inspectional Services contract. Mr. Ronzio seconds the motion. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

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11. Correspondence- none

12. Any other business to come before the Board

Ms. LaBelle states she has spoken with Jeanette Mindle, homeowner of 36 Washington Street, and she would like to set up a meeting with the board. Mr. Fahey states there are two issues, junk and debris in the yard and a wet area in the yard. Ms. LaBelle suggests to meet on May 11, 2022 at 2PM at Town Hall. Mr. Ronzio agrees. Mr. Fahey agrees. Ms. LaBelle states she will notify Ms. Mindle.

David Colpitts asks the status of 799 King Richard. Ms. LaBelle states it was not discussed with Mr. Kaniecki and the board will followup. Mr. Colpitts asks if there is any further information regarding the Maggi property on King Richard Drive. Mr. Ronzio states it is tied up with the Conservation Commission.

13. Adjournment: Next Board meeting will be on May 4, 2022 at 5:00 PM.

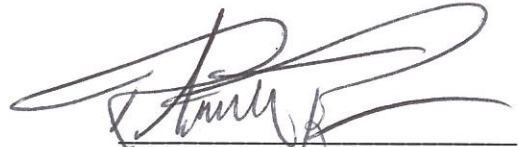
Mr. Ronzio makes a motion to adjourn. Ms. Labelle seconds the motion. Mr. Ronzio votes in favor. Ms. Labelle votes in favor. **Motion passes.**

Meeting is adjourned at 7:20 PM.

Meeting Minutes reviewed and approved on May 4, 2022 by:



Gale LaBelle, Chairperson



Robert Ronzio, Vice Chair

Laurel Burgwardt, Clerk