

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

**Meeting Minutes for July 6, 2022**

**Board Members Present:** Gale Labelle, Robert Ronzio

**Board Member Absent:** Laurel Burgwardt

**Clerk of Committee:** Tess Lundberg

**Public Present:** Laura Kitross, Lydia Shulman, Michael Rubino

**Public via Zoom:** Bill Allen, Ed Fahey, Daphne Jiang, Charlie Kaniecki, Mike Kulig, Colin Sykes

*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 5:15 PM, introduces the board members and reads the rules of the meeting.
2. **Board to approve meeting minutes for June 1, 2022.** Mr. Ronzio makes a motion to approve the minutes for June 1, 2022. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**
3. **Kaniecki update**  
Mr. Kaniecki states he is phasing out of doing the housing code cases. Mr. Kaniecki states he will act on the active court cases but all new cases should go to Ed Fahey and Colin Sykes.
  - a. **44 Pleasant-** continued
  - b. **58 Depot -** continued
  - c. **2442 Main St-** continued
  - d. **50 Beach –** Mr. Kaniecki states the home was sold on June 18, 2022 and the previous order should be re-issued to the new owners
  - e. **50 Dawn Drive-** continued
  - f. **33 Pine Dale Circle- trash/debris complaint -** continued
  - g. **23 Lady of the Lake-** Mr. Daigneault states they are working daily to remove the debris and requests an extension on the deadline. Ms. LaBelle makes a motion to extend the deadline to September 30, 2022. Mr. Ronzio seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**
  - h. **23 Pinedale -** continued
  - i. **799 King Richard Dr- -** continued
  - j. **43 Pleasant St-** Title 5 inspection was witnessed by Ms. Burgwardt on 6/28/22. Ms. Burgwardt reported there is no plumbing in house, 4 bedrooms. - continued

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**4. Fahey Reports**

- a. **3521 Jacobs Ladder Rd**-Mr. Fahey states this is a tight tank design and asks Mr. Kulig to describe it. Mr. Kulig states the property is on the east side of Greenwater Pond, with a narrow limited area. Mr. Kulig states there are 3 wells with less than 100 feet of setback. Mr. Kulig states they dug several test pits, finding all fill in the ground and no suitable area, so they reverted to a design with holding tank on the north side of the house. Ms. LaBelle asks if there is a house already on the property. Mr. Kulig states the existing house has been there for 50 or 60 years. Mr. Ronzio asks why the system can't move further back from the lake. Mr. Kulig states with the existing plumbing in the basement it would require going extremely deep in the ground. Mr. Ronzio states he is concerned that the system is close to the water. Mr. Ronzio states that the removal of the existing system must be done when the new system is installed. Ms. LaBelle asks if the abutters have been notified. Mr. Kulig states the houses are not within 50 feet of the design so we are not required to notify. Mr. Ronzio asks why the plan indicates a request for a sideline setback to 5 feet and indicates the neighbor's house is almost on the property line. Mr. Kulig states the neighboring structure is a garage. Mr. Ronzio asks if the property was surveyed. Mr. Kulig states the property lines shown on the plan on a survey done by Taconic. Mr. Ronzio states the new tank is moved 7 feet back from the lake from the old tank. Mr. Kulig states we raised the plumbing in the house as much as we could. Mr. Ronzio states he is concerned about the home being used as a short term rental, with no one paying attention if the system alarms go off, and effluent going into the lake. Mr. Fahey states the pumping contract should be required before a COC is issued. Ms. LaBelle makes a motion to approve the plan with a 2 bedroom deed restriction filed at the Registry of Deeds, the existing tanks are removed completely, a contract for pumping every 3 months, and a variance to allow 5 foot setbacks to the property line and the cellar wall. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- b. **0 Long Bow Lane West**-Mr. Kulig states the property is a ½ acre lot and soil percs done 6 weeks ago were decent. Mr. Kulig states they are willing to have a deed restriction limiting the size of the house to 2 bedrooms. Mr. Fahey states it is a 3 bedroom design but it will be deed restricted to a 2 bedroom structure. Ms. LaBelle states the plan says 3 bedrooms and it must be changed to say 2 bedrooms. Mr. Ronzio asks about the location of any abutter wells. Mr. Kulig states the adjacent lots are undeveloped. Ms. LaBelle makes a motion to approve the plan provided the design notes are changed to 2 bedrooms and a 2 bedroom deed restriction is filed

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with the Registry of Deeds. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

- c. **1398 Fred Snow Rd-** Mr. Kulig states they are asking for a 3 foot reduction in the separation from groundwater. Ms. LaBelle asks how many acres in the property. Mr. Fahey states there are 9.3 acres. Ms. LaBelle questions why a reduction in separation from groundwater is needed with that large of a lot. Mr. Kulig states it is a cost saving design, he will change the plan to remove the request. Mr. Ronzio makes a motion to approve the plan with no reduction in the separation from groundwater. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- d. **506 McNerney Rd-** Mr. Allen states there was a failed Title 5 inspection at the property, the proposed Eljen system needs to be located 200 feet from an existing stream, placing it 80 feet from the owner's well. Ms. Labelle asks Mr. Fahey if he has any concerns about the plan. Mr. Fahey states he approves it. Ms. LaBelle makes a motion to approve the plan, with an 80 foot setback from the owner's well, with the requirement that the well water is tested before and after the installation. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- e. **9 Needle Lane-** proposed tank replacement. T5 done 5/8/22 failed. T5 done 6/21/22 passed. Mr. Ronzio asks Mr. Fahey for his opinion. Mr. Fahey states when they went to do a soil perc at the location, after the failing Title 5, the engineer thought the system should have passes. Mr. Fahey states that Laurel Burgwardt sent an email stating the system passed the second Title 5 inspection. Mr. Fahey states you can do a second Title 5 inspection and the Board can decide which report to accept. Mr. Ronzio states that Ms. Burgwardt is not present at this meeting, and without her signature on the Title 5 report he will not accept it. Mr. Allen states he conducted the Title 5 on 5/8/22 that deemed the system was in failure. Mr. Allen states the tank was overfilled because of clogged filters. Mr. Allen states they pulled a filter to locate the d-box, which allowed a lot of water to flow into the d-box and leaching field. Mr. Allen states the examination of the inspection ports showed 2 dry, and 2 with 2-3 inches of water in them. The water level did not go down after an hour, which is why he failed the system. Mr. Ronzio asked if the lines were scoped. Mr. Allen states the lines were scoped, 3 lines had water which did not go down after an hour, and 2 lines were dry. The Board studies both Title 5 reports. R. Ronzio discusses with Mr. Allen the photographs submitted with his report. Mr. Fahey suggests the Board should have the witness explain the difference between the two reports. Ms. LaBelle states that Ms. Burgwardt's name is not on the 6/21/22 Title 5

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report and her signature is not on it. Mr. Ronzio states there are no photographs included on the 6/21/22 report and he will not accept the 6/21/22 report.

**5. COC sign-offs:**

- a. **1066 Benton Hill Rd-** Form 3 submitted- approved.
- b. **Board discussion-** Board discusses if Physical Form 3, Online COC sign-offs by designer and installer, or letter from engineer are valid COCs. Ms. LaBelle makes a motion that, going forward, all COCs must be done online. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**6. Title V inspections:**

- a. Board discussion- Al Joyner scheduled a witness at 77 Sitting Bull. The witness did not appear as scheduled. Board agrees to credit the witness fee paid by Mr. Joyner to a future transaction.  
Board discusses limitations and issues with current Title 5 witness process. Mr. Ronzio makes a motion that all Title 5 witness scheduling be handled by the Alliance, using their available witnesses. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes**
- b. Received reports
  - 1. **376 Long Bow Lane West-** pass
  - 2. **41 Sir Galahad Dr-** pass. Mr. Ronzio states he was present at the Title 5 inspection and it was not a passing inspection. Mr. Ronzio states when the tank was located and uncovered there was a single pipe that was crushed. Mr. Ronzio states the inspector stated it was a simple repair, but there is no mention in the report that it was repaired. M. LaBelle states the Board is not going to accept this report because there is no witness signature and a Board of Health member believes there were other problems. Mr. Fahey asks if the Board wants him to issue an order. Mr. Ronzio states the order should be issued, including that the inspection be done by a different inspector, and that a Board of Health member must be present.
  - 3. **3186 Main St-** pass
  - 4. **307 Gentian Hollow Rd-** conditional pass. Mr. Allen states the house has been vacant for 1 year. Mr. Allen states the field is fine, but the tank and d-box need to be replaced, brush and small trees cleared from the leaching area, and a re-inspection done in 3 months. Mr. Allen states

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they will need to apply for a DSCP to replace the tank and d-box, and then it needs to be re-inspected since the field has not seen any flow in 1 year. Mr. Fahey states it needs to be formalized as conditions on the DSCP that the repair, COC, and re-inspection after 3 months will be required. Mr. Allen states he has explained that to the owner.

5. **311 Woodmere**- pass
6. **1398 Fred Snow Rd**- fail
7. **409 Moberg Rd**- fail
8. The Board discusses Title 5 witness signatures on the reports. Mr. Fahey states they normally do not sign the report in the field. Mr. Fahey states going forward with the Alliance scheduling Title 5 witnessing, the monthly report will document that they were present.

c. Pending reports

1. **77 Sitting Bull**- witness issue
2. **9 Needle Lane**-6/21/22
3. **43 Pleasant St**

7. **Percolation tests:**

a. Received reports

1. **506 McNerney Rd**

8. **Full Circle Applications Received:**

a. **Food Service Establishments:**

1. **Club at Shaw Pond- Mountain Grove Association**- approved
2. **Becket Washington School**- continued, pending inspection
3. **Bonny Rigg Hill Camping Club** approved
4. **Camp Becket YMCA** approved
5. **Camp Lenox** approved

b. **Lodging**

1. **Bonny Rigg Hill Camping Club** approved

c. **Septic Haulers/Installers**

1. **Installer Permits**
  - a. **M& M Site Service**- approved

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**b. Gary Obrien Property Services-** approved pending BCBOHA certificate

**d. Camps**

**1.All Out Soccer Camp** – continued, inspection scheduled 8/8/22

**e. Well**

- a. **0 Long Bow Lane West** - Ms. LaBelle makes a motion to approve the plan. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- b. **111 Longview-** continued until fee ad stamped plans received
- c. **272 Woodmere-** Ms. LaBelle makes a motion to approve the plan. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**f. Public or Semi-Public Pool Spa**

**1. Bonny Rigg Hill Camping Club-** approved

**9. New Business:**

- a. **345 Wells Road-** continued trash complaint. Mr. Ronzio states he walked the property with a neighbor and witnessed trash and a trailer. Mr. Ronzio wants the Building Inspector to investigate if people are living in the trailer.
- b. **59 Benton Hill Rd-** continued debris complaint. Continued, awaiting response from Building Inspector.
- c. **250 Alan A Dale-** continued debris complaint. Board requests Colin Sykes initiate action.
- d. **23 Algeria Rd-** continued debris complaint. Board requests Colin Sykes initiate action.
- e. **99 Friar Tuck-** continued debris complaint. Board requests Colin Sykes initiate action.
- f. **Camp Watitoh-** informal discussion. Adding new bunkhouse. Ms. LaBelle states she had a discussion with Camp Watitoh and advised them to followup with the Building Inspector.
- g. **50 Hilltop Court-** new debris complaint. Board requests Colin Sykes initiate action.
- h. **George Carter Rd/Jacob Hollow Rd-** complaint about noise from Jacobs Pillow. Mr. Ronzio states the town has no noise ordinance, so there is nothing the Board of Health can do. Ms. LaBelle states she will speak to the property owner.
- i. **136 Carter Rd-** Bessone- informal discussion property transfer/T5 requirements. Property owner did not appear at the meeting.

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- j. **0 Plumb Rd-** D'Antonio/Kinsman informal discussion on soil perc test. Homeowner reported the issue resolved prior to meeting.

**10. Old Business:**

- a. **1154 George Carter Rd** - continued -deadline extended to 8/1/2022 for a Title 5 and a well water test

**11. Public Input - none**

- 12. Budget-** BOH to decide if they will continue to pay for monthly testing of Town Beach or if that should be under Parks and Rec budget. Ms. LaBelle believes that Parks and Rec should be responsible for paying this bill. Ms. LaBelle states she will speak to the Select Board. Ms. Lundberg will contact Housatonic Basin and ask them to add Parks and Rec to the email list for the weekly water testing results.

**13. Correspondence**

- a. **Signatures needed on Nursing and Inspectional Services contracts**
- b. **2022 Railroad Right of Way Management plan/Wood Environmental/CSX Transportation**

**14. Any other business to come before the Board-**

- a. Ms. LaBelle invites Ms. Kitross from the Berkshire Regional Planning Commission to address the board. Ms. Kitross states she is checking to see if the Board is happy with the BRPC performance so far. Ms. Kitross states they are starting to look at efficiency and effectiveness, and now all scheduling for soil perc witnesses, housing complaints and inspections will be going through Colin Sykes.

Ms. Kitross states they would like to submit a monthly inspector report that will indicate which items need to be discussed at Board meetings. Ms. LaBelle states any disposal system construction permit application requesting a variance needs to be discussed. Ms. Kitross states the Board could just vote to approve the report. Mr. Ronzio states he wants to go through each item separately and questions when the report would be submitted. Mr. Fahey states in the past the report was submitted just before the meeting was scheduled, and asks when the meeting agenda is posted. Ms. Lundberg states the meeting agenda is usually posted the Friday preceding the Board meeting on Wednesdays. Mr. Fahey asks if the report could just be attached to the agenda. Ms. LaBelle and Mr. Ronzio are not in favor of doing that. Ms. Kitross states they would like the Board to look at the report and see if

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they need to go through every item. Mr. Ronzio states the reports are helpful. Ms. Kitross states they need to institute when the report will be sent. Mr. Ronzio states the report should be sent one week prior to the meeting. Mr. Ronzio requests that the report include who witnessed soils percs or Title 5 inspections.

- b. 88 King Arthur Drive-** Mr. Ronzio states the property has been sold and no Title 5 inspection has been done. Ms. Lundberg will send the property card to Colin Sykes to issue an order to the new property owner.
- c. Beaver dam issue, 29 Chester Road vicinity.** Ms. LaBelle states she spoke with Beaver Solutions and was told nothing could be done, it should be handled by a trapper. Mr. Ronzio stated we cannot repeatedly issue orders, it needs to be escalated.
- d. 358 Prince John Drive-** Mr. Ronzio states the building is open and appears to be abandoned. Mr. Fahey requests that the property card be sent to Colin Sykes and they will issue an order to secure the premises.

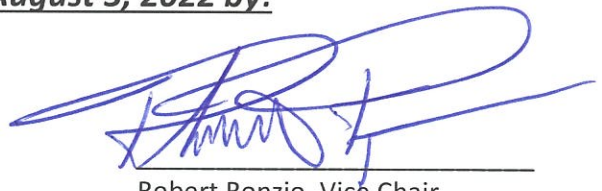
**14. Adjournment:** Next Board meeting will be on July 6, 2022 at 5:00 PM.

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 7:56 PM.

**Meeting Minutes reviewed and approved on August 3, 2022 by:**

  
Gale LaBelle, Chairperson

  
Robert Ronzio, Vice Chair

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Laurel Burgwardt, Clerk