

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

Meeting Minutes for November 2, 2022

Board Members Present: Gale Labelle, Robert Ronzio,

Board Member attending by phone: Laurel Burgwardt

Board Member Absent: none

Clerk of Committee: Tess Lundberg

Public Present: Mark DiGrigoli, Chris Tryon, Mr. & Mrs. Arthur Santos

Public via Zoom: Bill Allen, Jill Caffarelli, Cory Evangelisto, Ed Fahey, Robin Mathiesen, Ned Saviski, Fred Sears, Colin Sykes, Colin Wilson

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

1. Call to order at 5:05 PM

- 2. Board to approve meeting minutes for October 5, 2022.** Mr. Ronzio makes a motion to approve the minutes for July 6, 2022. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

3. Kaniecki update Housing Code Action

- a. **44 Pleasant-** 10/2022 Alliance update - No changes to property from last month. Back window is broken out making the building accessible from behind
- b. **58 Depot –** 10/2022 Alliance update- Has been worked on in the past month -Front of house appears to be completed and cleaned up.
- c. **2442 Main St-** 10/2022 update- Alliance inspector asks background
- d. **50 Dawn Drive-**10/25/22 update from AGO. 10/22022 Alliance update Condemned- no changes from last month. Notice of receivership and condemnation posted on doors.
- e. **33 Pine Dale Circle- trash/debris complaint-** 10/2022 Alliance update - Cleaned up -File closed July, 2022 by Charlie Kaniecki.
- f. **23 Lady of the Lake-**10/5/22Board requested that Ned Saviski or other inspector check on progress of cleanup, property owner has asked for repeated extensions. Board wants to see that some progress is being made. 10/2022 Alliance update Small amount of progress made but far from complete. Recommend leaving this active and further follow up.
- g. **23 Pinedale Circle-** 10/2022 Alliance update Cleaned up -File closed July, 2022 by Charlie Kaniecki
- h. **799 King Richard Drive –** 10/2022 Alliance update - For sale sign present. Appears vacant
No sign stating there is a condemnation order. Same as previous report.
- i. **43 Pleasant St –** 10/2022 Alliance update- No changes to property from last month.

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3. Alliance Reports

- a. **50 Beach** – no update
- b. **0 Sir Walter Ct- DSCP-** Mr. Fahey states he has reviewed the plan asking for 10 foot setbacks from the property line and from the public way. Mr. Fahey states the local regulations require 30 feet to the property line and 25 feet to the public way. Mr. Ronzio states the plan was reviewed last month and the board required that the well be moved. Ms. Caffarelli states they moved the well back, but to move it any further will require a variance from the 100 foot setback, Mr. Ronzio asks if the proposed curb cuts had been obtained. Ms. Caffarelli states the curb cut have not yet been obtained. Mr. Ronzio states it is up to the Road District to approve the curb cuts. Ms. Caffarelli states that has nothing to do with the septic design. Mr. Ronzio states it does have something to do with the septic design. Ms. Caffarelli states they know the regulations and they are asking for a variance. Mr. Allen states he had uploaded a stamped survey from Taconic Land Surveyors. The Board looks at the survey and the septic design plan. Mr. Ronzio states the applicant is asking to locate the system, requiring setback variances, because they want to accommodate the curb cuts which have not been approved by the Road district. Mr. Ronzio states the board can approve this with the contingency that the curb cuts are approved by the Road District. Ms. LaBelle makes a motion to approve the septic design for 0 Sir Walter Court with a 15 foot variance in setback from the public way to 10 feet, a 20 foot variance in the setback from the property line to 10 feet, contingent on approval of the curb cuts by the superintendent of the Sherwood Forest Road District. Ms. Burgwardt seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**
- c. **0 County Rd- 401.8.2 DSCP** Continued pending receipt of copies of plan. Plans received 10/11/22. Ms. LaBelle asks the size of the property. Mr. DiGrigoli states it is 2+ acres and they are not asking for any variances. Mr. Fahey states he has no issues with the plan. Ms. LaBelle makes a motion to approve the septic design for 0 County Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt abstains. **Motion passes.**
- d. **Food Establishment Inspection- Route 8 Pub 9/9/2022-** no food establishment permit on file. Mr. Saviski will follow-up with them.
- e. **Food Establishment Inspection- Sherwood Shoppe-** no food establishment permit on file. Mr. Saviski will follow-up with them.

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- f. **Food Establishment Inspection- Becket Washington School-** permit incomplete. Mr. Saviski will follow-up with them.
- g. **409 Moberg Rd- DSCP-** continued pending plot plan and copies of design, received 10/27. Mr. Fahey notes that the electronic file he received did not have an engineer's stamp. Mr. Tryon states the existing septic system failed, they are proposing replacing the system with a 1500 gallon tank and asking for a 1 foot variance in the separation from groundwater from 4 feet to 3 feet. Ms. LaBelle asks the size of the property. Mr. Tryon replies the property is 3 acres. Ms. LaBelle makes a motion to approve the septic design for 409 Moberg Road, with a 1 foot reduction in separation from ground water. Mr. Ronzio seconds the motion. Ms. LaBelle makes a motion to approve the septic design for 0 County Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt abstains. **Motion passes.**
- h. **52 Lyman St- DSCP** -continued per Board of Health meeting on 10/5/2022, the Disposal System Construction permit application will not be approved until board has a copy of the Title 5 report to review. Title 5 report not received. Continued.
- i. **1154 George Carter Road- DSCP** - Ms. LaBelle makes a motion to approve the septic design for 1154 George Carter Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**
- j. **56 Frederick Court- DSCP** – Fred Sears states the plan is to add to the original septic designed for a 4 bedroom home in 2013, to accommodate adding a bedroom to the home. Mr. Sears states they would be increasing the size of the system, are not asking for any variances, and the system is greater than 200 feet from the pond/wetlands. Mr. Ronzio asks how far is the system from the property line. Mr. Sears states it is 30 feet from the property line, page 1 of the plan shows the locus. Ms. LaBelle states they do not have the locus plan. Mr. Ronzio makes a motion to approve the septic design for 56 Frederick Court, contingent on receiving a copy of the locus plan. Ms. LaBelle seconds the motion. Ms. LaBelle makes a motion to approve the septic design for 0 County Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt abstains. **Motion passes.**
- k. **Food Establishment Inspection Report- Papa Bob's**
- l. **190 Carter Rd- DSCP** – Ms. LaBelle makes a motion to approve the septic design for 190 Carter Rd. Ms. Burgwardt seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**

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- m. **88 King Arthur –DSCP-** Mr. Ronzio states the setback from the road and property lines on the plan is shown as approximate. Mr. Ronzio states a registered land surveyor should be required to indicate the exact setbacks. Ms. LaBelle makes a motion that the Eljen system design, with the laundry tied to the tank by the installer, for 88 King Arthur Road is acceptable but the plan cannot be approved until the exact property line and road setbacks are determined by a registered land surveyor. Ms. Burgwardt seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes. Continued.**
- n. **145 Prince John-** DSCP Efile requested from Berkshire Engineering on 10/26.Mr. Fahey states this is another plan showing approximate property lines. Ms. LaBelle makes a motion that the system design for 145 Prince John Drive cannot be approved until the exact property line and road setbacks are determined by a registered land surveyor. Ms. Burgwardt seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes. Continued.**
- o. **32 Noyer Rd-** discussion- Installer covered tank and d-box replacement prior to inspection, did supply photos to inspector. Inspector wishes to advise board of sequence of events prior to COC being issued. Mr. Sykes states they did not see the request for an inspection. Mr. Sykes states the installer sent them photographs of the install before it was covered. Mr. Fahey states as long as this is a component install, not a full install, he would advise to advise the installer the COC will be issued this time but any repeat of the situation and they will require the installer to uncover the system for inspection. Mr. Ronzio makes a motion to issue the COC, contingent on receiving the photos of the installation, and provided installer Delaney is instructed that an inspector must be on site in the future. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**
- p. **180 Long Bow Lane East-** DSCP to replace failed system. Mr. Ronzio looks at the plan and asks what is the setback from the well. Ms. Caffarelli states it is an existing well, this is a repair to an existing system. Mr. Ronzio asks Mr. Fahey how close the system is to the property line. Mr. Fahey states it is an Eljen mound system, he believes the code would require a 10 foot setback and this is 11 feet. Mr. Fahey states he cannot determine from the plan the size of the lot. Mr. Ronzio asks if there

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are any other wells in the area. Ms. Caffarelli states there are no wells within 100 feet. Ms. LaBelle makes a motion to approve the septic design plan for 180 Long Bow Lane East, with no variances. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.**

4. Title V inspections:

a. Received reports

1. **1342 County Rd**- conditional pass, needs further evaluation. Mr. Saviski states that the grease trap was full, the cover over the pump was deteriorated and half off, requiring replacement so someone would not fall in. Mr. Saviski states he had not previously worked with Title 5 inspector Hewin, and the Alliance can reach out to him to see if repairs or corrections have been done. Mr. Fahey asks for the Title 5 report be sent to him and he will follow-up. Continued.
2. **31 Lyman St**- pass
3. **101 Friar Tuck Drive**- pass
4. **271 Johnson Rd**- pass
5. **190 Carter Rd**- 2 reports received, one fail, one pass
6. **56 Fox Hollow Drive**- pass
7. **132 Dawn Drive**- pass, needs further evaluation. Mr. Saviski notes that the inspection recommends pumping every 2 years, and replacing a 1 foot concrete riser for one of the tank covers. Mr. Saviski states a water test was done and results were satisfactory. Mr. Fahey asks what is the setback from the well to the septic system. Ms. LaBelle states the well setback is 45 feet. Mr. Fahey states that could be an issue, a reason to fail the inspection. Mr. Fahey requests that the Title 5 Inspection report be sent to him and he will evaluate further. Continued.
8. **5 Huckleberry Lane** – pass

5. Percolation tests:

a. Received reports

1. **16 Peterson Rd**
2. **190 Carter Rd**
3. **1232 Main St**
4. **409 Moberg Rd**

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6. Full Circle Applications Received:

d. Well

0 County Rd- 401.8.2 – continued pending plans. Plans received 10/11/22. Ms. LaBelle makes a motion to approve the well plan for 0 County Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt abstains. **Motion passes.**

7. New Business:

- a. 145 Prince John Drive-** debris in yard complaint. Mr. Saviski reports that very little trash or debris was visible from the road. The Board looks at photos that were submitted with the complaint. Mr. Ronzio states there appears to be 2x4 lumber scattered all over. The Board requests that the photos and property card be sent to the inspector. Continued.
- b. Informal Discussion- 0 Mountain Pasture Rd-** Jacob Collins-Wilson- potential buyer. Mr. Wilson states he is interested in an alternative septic system with a self-contained composting toilet and wants to know if there are any regulations in town that would be relevant. Mr. Ronzio asks if he would be putting in a grey water system. Mr. Wilson states he would be putting in a grey water system. Mr. Ronzio states the applicant would have to submit the composting toilet and the grey water system at the same time on the application. Mr. Wilson asks if this kind of system has previously been approved by the town. Ms. LaBelle states it has not been approved previously. Mr. Ronzio asks for Mr. Fahey's opinion. Mr. Fahey states the process is the same, a soil percolation test is done, and an engineer does a design that includes a composting toilet. Mr. Wilson asks if he would need an engineer with experience in designing with composting toilets. Mr. Ronzio states the engineer should have that experience.
- c. 3521 Jacobs Ladder Rd- discussion** of pumping contract requirement. The Board restates that a fully executed pumping contract will be required before a COC is issued.
- d. George Carter Rd-** nuisance bear report/ resident feeding wildlife and attracting bears. Mr. Ronzio states he will look for information about feeding wildlife and creating a nuisance that could be put on the town website.

8. Old Business:

- a. 358 Prince John Drive-** Correction order sent 9/12/22. 10/2022 Alliance update Front door installed with a lock. Doesn't look like any other work has been done.

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- b. **354 Wells Road-** Correction order sent 9/9/22. 10/2022 Alliance update - Some improvement, still some litter but hard to get a clear picture of the yard.
- c. **59 Benton Hill Rd-** Correction order sent 9/9/22. 10/2022 Alliance update No changes. Four unregistered vehicles plus one with plates but jacked up in the rear.
- d. **250 Alan A Dale-** 10/5/22 BOH meeting requested inspector check status. 10/2022 Alliance update - Improved, most of the debris cleaned up
- e. **23 Algerie Rd-** Correction order sent 10/7/22. Cory Evangelista states he represents the owner of the property and they are concerned about incurring fines from the board about the cleanup. Mr. Evangelista states the property owner and tenant are currently involved in a court case. Mr. Evangelista states that they cannot, legally, touch or remove any of the tenant's belongings. Mr. Evangelista states they expect the court case to be resolved in December and the property owner, Fannie Mae, will clean up after the tenant is gone. Ms. LaBelle makes a motion that the board will refrain from issuing fines until the court resolves the matter with the tenant. Ms. Burgwardt seconds the motion. Ms. LaBelle makes a motion to approve the septic design for O County Road. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt abstains. **Motion passes.**
- f. **99 Friar Tuck-** Correction order sent 10/7/22. 10/2022 Alliance update - Two abandoned cars and Trailers. Dumpster on the property. Appears to have made some progress but a lot more to do. Mrs. Santos states they will be getting another dumpster later this week. Mrs. Santos says the cost of removing the broken down recreational vehicle is \$1,000 and they cannot afford it at this time. Ms. Burgwardt states she can provide them with the name of a local contractor that may remove the vehicle as junk. Mrs. Santos asks if they can have more time to clean up and if they keep the small trailer they use for wood storage. Mr. Ronzio states the board can give them 6 months to clean up but the board will want to see progress. Mr. Ronzio states the small trailer can stay for now, and the property owner should submit photos to the board as evidence of the cleanup progress. Mrs. Santos asks if the automobiles can remain. Mr. Ronzio states the town regulations are that only one non-running automobile is allowed on a property.
- g. **50 Hilltop Court-** Correction order sent 9/9/22. Property owner came into office 9/21/22, said he cannot see in photo what the issue is. Advised to attend BOH meeting to speak directly to board/inspectors. 10/2022 Alliance Update- Some cleanup has been done but a lot more to work on. Two abandoned vehicles in yard, trash visible inside and out.

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- h. **36 Washington St- Correction** order sent 10/5/22. Resident came into office 10/17/22 said he cleaned up debris except for "2 drags". Wanted to know why he was singled out for complaint. Advised to attend BOH meeting on 11/2/22. 10/2022 Alliance update Property cleaned up for the most part. Recommend closing the file.
- i. **28 Brook Lane-** Letter of Non Compliance sent 9/19/22. Current owner had informal discussion with board at 10/5/22 meeting. Application for DSCP repair has not been received as of 10/28/22. 10/2022 Alliance update- no update available.
- j. **297 Prince John Dr.** Revised correction order, dated 11/2/22, for signature at meeting. 10/2022 Alliance update - Three trailers in the yard but unable to tell if they are inhabited. Two of the three are in back of house.
- k. **155 Black Arrow-** Continued- complaint that trash attracting nuisance animals. 10/2022 Alliance update Dumpster has been brought in. Progress is being made but more left to do. Abandoned truck on property with several A/C units.
- l. **233 Gentian Hollow Rd-** continued resident request re-inspection of premises. Mr. Saviski requests that Mr. Ronzio accompany him on the inspection. Mr. Ronzio agrees.

9. Public Input - none

10. Budget – no discussion

11. Correspondence- none

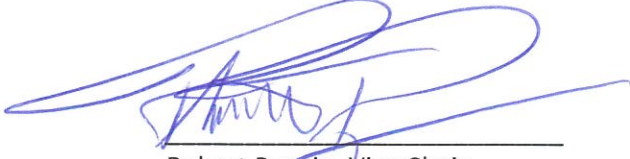
12. Any other business to come before the Board - none

Ms. LaBelle makes a motion to adjourn the meeting. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passes.** Meeting is adjourned at 7:30 PM.

Meeting Minutes reviewed and approved on December 7, 2022 by:



Gale LaBelle, Chairperson



Robert Ronzio, Vice Chair

Laurel Burgwardt, Clerk