

**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 8, 2023

Board Members present: Gale Labelle, Robert Ronzio

Board Member Absent: Laurel Burgwardt

Clerk of Committee: Tess Lundberg

Public present: Mona Bailey, Elizabeth Burnette, Sean Rilla, Jessica Rilla

Public via Zoom: Ned Saviski, Colin Sykes, Ed Fahey, Mike Kulig, Olivia Pattison

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

1. Meeting called to order at 4:07 PM by Mr. Ronzio.

2. Board to approve meeting minutes for January 4, 2023.

Ms. LaBelle makes a motion to approve the minutes for 1/4/2023. Mr. Ronzio seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

3. Alliance Reports

A. Disposal System Construction Permits

1. **88 King Arthur** –2/1/23 updated septic plan documenting setbacks received. Mr. Kulig states there was an existing survey and they located the pins. Mr. Kulig states the owner had a plot plan that confirmed the lines. Mr. Kulig states he is confident the system is within the bounds of the property. Mr. Ronzio states a registered land surveyor was requested because the pins, in some cases, may have been moved over time. Mr. Kulig states the owner had a surveyor do the plot plan when they purchased the property. Mr. Kulig shares his screen on Zoom displaying the plot plan. Mr. Ronzio states we want a copy of that survey done by registered surveyor George Smith, labeled as King Arthur Drive lot 24 & 25, 22 & 23. Mr. Ronzio asks what the setback is from the road. Mr. Kulig states it is 30 feet off the road. Mr. Ronzio asks Mr. Fahey what the minimum road setback is. Mr. Fahey states he would need to look that up. Mr. Fahey states the 2 foot separation from ground water is allowed with an Eljen system, along with a 25 foot minimum separation from public or private water supplies. Ms. LaBelle makes a motion the plan is approved with the contingency that it is verified to be at least 25 feet from the road border, not encroaching on the Road District boundary. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion approved.**
2. **145 Prince John**- pending plan documenting setbacks. Mr. Kulig asks if they should plan on providing registered surveyor on all septic plans. Ms. LaBelle and Mr. Ronzio both answer yes. Continued.

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3. **2727 Jacobs Ladder Rd.** Ms. LaBelle questions why the parking lot above the septic system has already been paved. Mr. Ronzio states the pavement put down was temporary, they will dig up the tank and re-inforce it sometime in the future. Mr. Ronzio states there is nothing wrong with the system, they want to upgrade and avoid future problems. Ms. LaBelle asks for Mr. Fahey's opinion. Mr. Fahey states he thought they were talking about a new tank. Ms. LaBelle asks why it isn't being done now before they open. Mr. Ronzio states they are replacing the tank to upgrade it with a reinforced tank, it is not a failure. Mr. Fahey states he has a copy of the Title 5 inspection indicating it was a full pass. Mr. Ronzio makes a motion to approve the upgrade of the D-box and tank at 2727 Jacobs Ladder Rd, with the install to be done by a permitted installer, and it must be inspected. Ms. LaBelle seconds the motion. Ms. LaBelle asks if there should be a time limit included. Mr. Ronzio states he would not put a time limit on it because it is a voluntary upgrade. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion approved.**
4. **659 Leonhardt Rd-**Ms. LaBelle asks the property owner how many acres. Mr. Rilla states 10 acres. Mr. Ronzio notes the plan is by a registered engineer with the well and septic located in the center of the lot. Ms. LaBelle asks if there is a registered land survey. Mr. Ronzio states there is not a registered land surveyor on the plan, but setbacks are noted. Ms. LaBelle asks about wetland on the property. Mr. Rilla states they are waiting for a delineation from the Conservation Commission. Mr. Rilla states there are wetlands on the western part property, but the wetlands indication on the plan is approximate. Ms. LaBelle makes a motion to approve the septic and well design for 659 Leonhardt Road, contingent on Conservation Commission approvals. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion approved.**

B. Well Permits

- a. **164 Main St-**1/27/23 electronic file of revised plan with setbacks received. Mr. Ronzio states even though this is a closed loop system it could contaminate the drinking well if the loop broke. Mr. Ronzio states he wants to see a physical copy of the plans. Mr. Fahey states they also need Mass DEP approval, which should be supplied to the board prior to the board approving. Continued.
- b. **659 Leonhardt Rd-** see discussion under Disposal system Construction permits.

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C. Title V Inspections

- a. Received reports
 - i. 512 Silver Leaf Drive – pass
 - ii. 327 Chester Rd- fail

D. Soil Percolation tests:

- a. 327 Chester Rd

3. Housing Code Action Kaniecki/Alliance

- a. **44 Pleasant-** January 2023 Alliance update - no changes in January. Back window is broken out making the building accessible from behind.
- b. **58 Depot St -** January 2023 Alliance update - no changes in January. The front of house appears to be completed and cleaned up. Broken basement window allowing access to pests and elements. Soil perc witness app received 1/16/23, request dates in April 2023.
- c. **2442 Main St-** January 2023 Alliance update - no changes in January.
- d. **50 Dawn Drive-** January 2023 Alliance update - no changes in January. Condemned- Notice of receivership and condemnation posted on doors.
- e. **23 Lady of the Lake-** January 2023 Alliance update - no changes in January. Uninhabitable placard posted on front door. Giving the owner until February then will decide whether to issue condemnation order.
- f. **799 King Richard Dr-** January 2023 Alliance update –uninhabitable placard was placed in January 2023 and removed again. Mr. Ronzio asks Mr. Saviski to place a new placard.
- g. **43 Pleasant St-** January 2023 Alliance update - Contractor working inside but no changes to the outside.
- h. **50 Beach** January 2023 Alliance update - no changes in January
- i. **354 Wells Road-** January 2023 Alliance update - no changes in January
- j. **59 Benton Hill Rd-** January 2023 Alliance update - no changes in January

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- k. **23 Algerie Rd-** January 2023 Alliance update- 1/13/2023 email from Corey Evangelisto stated "the occupant has agreed to vacate on 1/31 and remove all her belongings. Any leftover items will be cleaned up by Fannie Mae shortly after."

- l. **99 Friar Tuck-** January 2023 Alliance update - two trailers on the property, and one torn apart trailer, three unregistered vehicles. Mr. Ronzio states we need to inform them they will be fined \$300 a day for the vehicles.

- m. **50 Hilltop Court-** January 2023 Alliance update - One registered vehicle present.

- n. **28 Brook Lane-** January 2023 Alliance update - no changes in January

- o. **297 Prince John Dr** January 2023 Alliance update - no changes in January Three Trailers/ Storage Unit/ Boat still present

- p. **155 Black Arrow-** January 2023 Alliance update - no changes in January Full dumpster out front.

- q. **233 Gention Hollow Rd-** an updated report was sent to Board members by Mr. Saviski on February 3, 2023. Mr. Saviski states very little work has been done. Mr. Saviski states Ms. Burnette has consulted with an architect and told it would cost \$5,000 to have the architect manage the bathroom repair project, with an additional \$20,000 to do the repairs. Mr. Saviski states s. Burnette has been trying to get work done but is having difficulty getting anyone to come there to do the work. Ms. Bailey states mouse traps have been purchased and a lock was supposed to be installed on Friday. Ms. LaBelle asks why an architect consulted. Ms. Bailey states one of the contractors recommended it. Ms. LaBelle asks if this in in Ms. Bailey's budget. Ms. Bailey states she does not know, Ms. Bailey states no other repairs have been done. Mr. Ronzio states he is concerned that the hole in the wall is an access point for rodents and should have been easily repaired. Mr. Ronzio states the bathroom repair is not going to happen anytime soon and the priority should be sealing up that hole and keeping rodents out. Mr. Ronzio suggests spraying rodent repellant on the outside of the building. Ms. Bailey states she will check on that. Ms. LaBelle asks Mr. Saviski's opinion. Mr. Saviski states if the board wishes to pursue this in housing court a judge could issue more stringent instructions to Lee Burnette. Ms. LaBelle asks if there are any loans available to assist them. Mr. Saviski states the mortgage is in Lee Burnette's name only. Mr. Saviski states he is not aware of any loans available or special needs programs. Mr. Ronzio asks to confirm the residents are not paying rent. Ms. Burnette

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states Lee Burnette invited them up under the pretense he was going to make it into a group home and they have been unable to obtain services because of the condition of the house. Ms. Burnette states Social Security won't issue any additional funds to pay rent because they do not have a rental agreement. Ms. Burnette states they have been looking for alternative housing but it is difficult. Ms. Burnette states they are concerned about being homeless because Lee Burnette has attempted to evict them. Mr. Ronzio states that could happen if you go to court and asks if they have any written documents. Ms. Burnette states they have documents but the documents did not include the conditions of the house. Ms. LaBelle states the board would like to see the architect involved to manage the bathroom repair project and the board will continue to be involved.

4. Food Establishment Inspection

a. Club at Shaw Pond

5. Full Circle Applications Received:

a. Lodging

- 1. Bonny Rigg Camping Club-** permit application approved.

b. Food Service Establishment

- 1. Neon Newt-** Olivia Pattison states she has been in touch with Mr. Saviski and notified him she expects a reach in refrigerator to be delivered on Friday, January 10, 2023. Mr. Ronzio makes a motion to approve the Food Service Permit for the Neon Newt, contingent on inspection of the reach I refrigerator by Ned Saviski. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes I favor. **Motion approved.**
- 2. Becket Washington School-** Chokesaver certificate needed. Ned Saviski states he has an inspection due in February and he will remind them to submit the certificate.
- 3. Route 8 Pub – 1/18/23** email sent to Heather Anello directing to Full Circle help desk to resolve issue submitting application. Mr. Saviski states he will contact Heather Anello also. Mr. Ronzio states Ms. Anello has multiple projects ongoing and has no grounds to state she cannot understand how to complete the online permit application.
- 4. Papa Bob's -**No certificates included. Mr. Saviski will follow-up. Continued.

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c. Septic Haulers/Installers

1. Solid Waste Hauler

1. White Wolf- approved.
2. Casella Waste – approved.

2. Hauler Permits

1. Sanitary Septic- approved.

3. Septic Installer

1. JR Wilkinson Construction- approved.
2. Chris Williams Excavating- approved contingent on providing current BCBOHA certificate.

6. New Business:

- a. **0 Lady of the Lake**-soil perc scheduled 10/7/22, 12+ deep holes dug, all ledge, unable to perc. Bill Allen requesting refund on perc witness fee. 2/1/23 Colin Sykes confirm inspector was not present at site, Bill Allen cancelled prior. Approved.

7. Public Input - none

8. Budget-

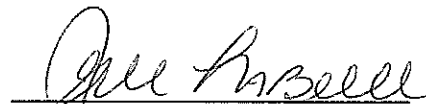
Quote for FY 2024 Inspection Services.

9. Correspondence- none

10. Any other business to come before the Board

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 5:47 PM.

Meeting Minutes reviewed and approved on March 1, 2023 by:



Gale LaBelle, Chairperson



Robert Ronzio, Vice Chair

Laurel Burgwardt, Clerk