

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

**Meeting Minutes for August 2, 2023**

**Board Members present:** Gale LaBelle, Robert Ronzio

**Board members absent:** Laurel Burgwardt

**Clerk of Committee:** Tess Lundberg

**Public present:** Diane Nichols, Bill Nichols, Sue Deacon, Michael Considine, Gene Pike, Dave Houghtlin, Chris Tryon, Ryan Eley, Jeff Wilkinson

**Public via Zoom:** Diane Mkrichian, Mike Mkrichian, Mike Parsons, Kyle Noyes, Colin Sykes, Ben Gustafson, Howard Lerner

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

1. **Call to order-** Ms. LaBelle calls the meeting to order at 6:03 PM and introduces the board members present.
2. Board to approve meeting minutes for July 5, 2023. Mr. Ronzio makes a motion to approve the minutes. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**
3. Alliance Reports
  - A. Disposal System Construction Permits
    1. **61 Long Bow Lane-** repair by Kyle Noyes/Noyco Construction - main line replacement. Kyle Noyes states the homeowner had the main sewer line break over the winter. Mr. Noyes says he scoped the line and it was brittle and had a lot of tree roots. Mr. Noyes states he is proposing replacing the pipe from the house to the septic tank. Mr. Ronzio makes a motion to approve the permit. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**
    2. **460 Wells Road-** Howard Lerner asks for clarification of the variances that are being requested in the plan. Ms. LaBelle states they are asking for a one-foot reduction in the separation from ground water and an 80-foot setback from the well. Mr. Ronzio asks if an agreement has been made with the Lake district. Mr. Lerner states the Lake District is waiting for more information from the homeowner, a staked survey, a fully executed memorandum of understanding (MOU). Mr. Ronzio states he does not think the Board of Health can approve the plan until the Lake District has a signed MOU and a survey is done. Mr. Lerner states his understanding is they are also requesting additional variances from the Conservation Commission. Chris Tryon states it is within the buffer zone. Howard Lerner states we will not allow that, the system should be moved closer to the road. Mr. Lerner states the requirement is the system must be 50 feet from the lake. Mr. Lerner state the Lake District prefers a variance for closer to the road over closer to the lake. Mr. Tryon states we can move the system 5 feet towards the road and ask for a variance. Mr. Lerner states that is why we wanted to see the property staked out. Mr. Ronzio states the plans says "approximate" distances, it should be actual

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distances. Mr. Ronzio states he is also concerned about the reduction in the separation from ground water. Mr. Lerner asks for clarification what a reduction in separation from groundwater means. Mr. Tryon states code requires a 4-foot separation from groundwater with a new system, and we can do a 3-foot separation with an upgraded system. Mr. Lerner asks why would that be done. Mr. Tryon states it is done to reduce costs. Mr. Lerner states we have a responsibility to protect the lake, not to reduce costs. Mr. Lerner states the existing system has failed, how is the homeowner living there and using the system? Mr. Tryon states the homeowner has been having the system pumped out. Mr. Lerner asks if there are records of the pumping. Mr. Ronzio states you could request that from the homeowner. Mr. Tryon states the house is being minimally used. Mr. Lerner states he would like to be present when the property is surveyed and staked. Continued.

3. **98 Dawn Drive-** DSCP and LUA – Board had approved the plan at the July meeting, contingent on Mr. Fahey reviewing and approving the design. Mr. Fahey's report indicates he approves with the previously approved contingencies.

4. **0 Jacobs Ladder Road 213.19- Ms. LaBelle makes a motion to approve the plan. Mr. Ronzio seconds the motion.** Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

5. **135 Mallard Drive-** Ms. LaBelle reads Mr. Fahey's review of the system design. Mike Parsons states they did a soil perc test after the Title 5 inspection failed, and they are not asking for any variances. Mr. Ronzio makes a motion to accept the plan for 135 Mallard Drive. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.** Mr. Noyes asks if he will need to have the work inspected. Mr. Sykes states the inspectors are in Becket often, Mr. Noyes should tell Tess when he starts works and they will schedule an inspection.

**B. Well Permits**

1. **376 Long Bow Lane West-** Board consulting Town Counsel after 7/5/23 meeting. Ms. LaBelle states that Town Counsel advised that the homeowner has a right to put in a new well and cannot enter the neighboring property to decommission the old well. Ms. LaBelle asks Michael Considine who is putting in the new well. Mr. Considine states Meyer Well is the planned installer. Mr. Ronzio states they should be very careful that the new well is put in within the property lines. Mr., Ronzio makes a motion to approve the well permit. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

**C. Title V Inspections**

1. 384 Silver Leaf Drive - pass
2. 108 Iroquois - fail
3. 135 Mallard - fail

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4. **674 Benton Hill Road**- pass

5. **17 Trout Close Place**- pass

6. **195 Robinwood Lane**- fail- letter from property owner. Ben Gustafson states the Title 5 inspection failed. Mr. Gustafson asks for clarification on how much time they have to correct the problem. Mr. Gustafson states a soil perc test is being done in august and they hope to have a septic design in September. Mr. Ronzio asks if they are living in the house now. Mr. Gustafson states it is a seasonal home, they are there some but infrequently. Mr. Ronzio states usually you get 6 months to correct the issue, which puts you into winter. Mr. Ronzio states the board can extend the deadline o May or June 2024.

**D. Soil Percolation tests:**

1. **0 Valley View Road 416.55**

2. **0 Pickerel Close 413.104**

3. **0 Loose Tooth Road 404.23-**

4. **0 Mallard Drive 413.83-**

**3. Housing Code Action Alliance**

a. **44 Pleasant**- Alliance Update August 2023-The windows are broken out on the top floor. The doors are boarded up. Board reads a letter received from Aaron Beatty. Board notes that the owner of the property attended the BOH meeting in June 2023 to discuss the location of the well and septic. The board decides to invite the property owner to attend the next meeting for further discussion.

b. **58 Depot St** - Alliance Update pending new inspector

c. **23 Lady of the Lake**- . Alliance update August 2023- No changes

d. **799 King Richard Dr**- - Alliance Update . August 2023 Placard still present

e. **43 Pleasant St**- - Alliance Update August 2023-Work appears to be getting done on property. One window boarded up.

f. **50 Beach** - - Alliance Update August 2023- No noticeable nuisances observed, removed from agenda going forward.

g. **59 Benton Hill Rd**- - Alliance Update August 2023-Large amount of clutter scattered across yard. Cars, furniture, scraps, etc.

h. **23 Algeria Rd**- - Alliance Update pending new inspector

i. **99 Friar Tuck**- Alliance Update August 2023- Abandoned camper on property. The board decides to invite the property owner to attend the next meeting for further discussion.

j. **50 Hilltop Court**- - Alliance Update August 2023- Abandoned vehicle, rubbish on porch, and varying items throughout yard. The board decides to invite the property owner to attend the next meeting for further discussion. Request an update from the Building Inspector on motor vehicle complaint.

k. **28 Brook Lane**- - Alliance Update pending new inspector. The board decides to invite the property owner to attend the next meeting for further discussion.

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l. **297 Prince John Dr-** Alliance Update August 2023- Trailers, storage unit, and boat still on property. Request an update from the Building Inspector on motor vehicle complaint.

m. **155 Black Arrow--** Alliance Update pending new inspector. Request an update from the Building Inspector on motor vehicle complaint.

n. **233 Gentian Hollow Rd-** Sent to Town Council for Housing Court Resolution 4/12/2023.

o. **336 Sir George Drive--** Alliance Update August 2023- Property has unregistered vehicles and miscellaneous items scattered on it. Dumpster was also present.. Request an update from the Building Inspector on motor vehicle complaint.

p. **358 Prince John-** Alliance Update pending new inspector.

q. **89 Lady of the Lake-** Informal discussion of design requirements to resolve requested by Barry Searle/Michael Mkrichian at the 8/2 or 9/6 meeting. Ms. LaBelle asks Mr. Mkrichian to speak to the board. Mr. Mkrichian states he is trying to get the septic system issues on the property corrected and is seeking the board's guidance for the best course of action. Mr. Mkrichian states they are trying to reduce the number of bedrooms in the house and wonders if he would be able to expand the existing septic to allow more bedrooms than the original system was designed for. Mr. Ronzio asks if there is any info that the existing septic is on Sherwood Forest property. Mr. Mkrichian states there is no indication of that in the Title 5 report. Mr. Ronzio asks how many bedrooms they are seeking to have. Mr. Mkrichian states they would like 4 bedrooms. Mr. Ronzio states the current design is for 3 bedrooms and he would need to expand the field to accommodate 4 bedrooms. Mr. Mkrichian states he is not sure if there is enough room. Mr. Mkrichian states the engineer wants to start with a soil perc test. Ms. LaBelle states that is a good start. Mr. Mkrichian asks if there are minimum requirements. Ms. LaBelle states there are bylaws for the setbacks and asks what engineer is involved. Mr. Mkrichian states he is using Barry Searle. Mr. Mkrichian states the deadline in the correction order is August 22, 2023. Ms. LaBelle states if they are moving forward with the perc tests the board can extend the deadline.

**4. Full Circle Applications Received:**

**a. Septic Haulers/Installers**

**i. Septage Hauler**

.Cooper Excavation- Mr. Ronzio makes a motion to approve a septage hauler permit for Cooper Excavation. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

**ii. Septic Installer**

Walker Excavation. Mr. Ronzio makes a motion to approve walker Excavation's septic installer permit. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

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**b. Tobacco and Nicotine Delivery Product Sales**

The Becket Country Store. Ryan Eley states he will comply with Massachusetts's law age requirements for the sale of tobacco products. Mr. Ronzio makes a motion to approve the permit. Ms. LaBelle seconds the motion. Mr. Ronzio votes in favor. Ms. LaBelle votes in favor. **Motion passes.**

**c. Temporary Farmers Market-**

Berkshire Grown- fee waived- pending confirmation of Great Barrington inspection of the truck. Board approved.

**5. New Business:**

a. **26 Wells Road-** informal discussion with Mr. David Houghtlin regarding design requirements/survey for new septic. David Houghtlin states he had been told by engineer Barry Searle that he would need a survey. Ms. LaBelle states that a survey and a soil perc test would determine if a traditional septic system or a tight tank would be needed. Ms. LaBelle informs Mr. Houghtlin that the board can provide a referral list of surveyors if he needs. Mr., Houghtlin states there is an existing 400 foot drilled well. Mr. Ronzio asks if the location of the well is known. Mr. Houghtlin states he knows where it is located. R. Ronzio states the new septic design has to be at least 50 feet from the existing well.

b. **27 Prentice Place-** complaint that bank owned property is overgrown, basement flooded, black mold present, rear door open. Board directs Ms. Lundberg to send the property card to Mr. Sykes to initiate an inspection/correction order.

c. **219 Bancroft Rd-** COC issue. Jeff Wilkinson states the new septic was installed last year but apparently there was no inspection done by the town prior to the system being covered. Mr. Sykes states he did some further research and found that there was an inspection done on 6/6/2022. The board agrees to issue the COC.

d. **174 King Richard-** Owner requests signature on Registry of Deeds document and conditional pass on T5, Ms. LaBelle signs the document and it is returned to the property owner to be filed at the Registry of Deeds.

6. **Public Input-** none

7. **Budget-** no discussion

8. **Correspondence-** none

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


10.. **Adjournment-** Meeting adjourned at 7:50 PM.

**Meeting Minutes reviewed and approved on September 6, 2023 by:**

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Gale LaBelle, Chairperson

  
Robert Ronzio, Vice Chair

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Laurel Burgwardt, Clerk