

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

**Meeting Minutes for October 4, 2023**

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

**Board members absent:** Laurel Burgwardt

**Clerk of Committee:** Tess Lundberg

**Public present:** John Wisniewski, Jaime Garanzuay, Olivia Krywucki, Mona Bailey, Elizabeth Burnette, Milt Reiss, Chris Tryon, Ben Anderson

**Public via Zoom:** Chris Swindelhurst, Tim Mantz, Mike Kulig, Colin sykes, Howard Lernert, Emily Pfeiffer, Robin Mathiesen, Matt Puntin, Robert Cafarelli, Jill Cafarelli.

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

1. Call to order
2. Board to approve the minutes for September 6, 2023
3. Alliance Reports

**A. Disposal System Construction Permits**

1. **460 Wells Road-** 8/2/2023 BOH meeting, revisions required. Continued. Chris Tryon states they are still working on obtaining a MOU from the Sherwood Forest district. Howard Lerner states the Sherwood Forest District requests that the leach field is at least 50 feet from the lake with a survey to confirm. Chris Tryon states they are going to do a site visit with Mr. Lerner next week, and a revised plan will be submitted after a MOU is signed. Continued.
2. **139 Sitting Bull-** 9/6/2023 BOH meeting, no action be taken until the Conservation Commission reviews the plan. Continued. The Board reads an email from Nick Petroniro/Conservation Commission stating this is not in the jurisdiction of ConsCom. 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 passed.**
3. **776 Bancroft Rd-** Chris Tryon states there is an existing house and septic system, they seek to expand the septic system to add 3 bedrooms in the existing barn, with no kitchen being added and no variances being requested. Mr. Wisniewski states they are selling the property and are just designing a system that could be used by the future owner. Mr. Ronzio states the plan would also need to come before the Planning Board. Mr. Tryon asks if it can be approved with the condition that the bedrooms be added in the future. Mr. Ronzio states the issue is the distance between the two structures and the possibility that the lot could be divided later since you are building two separate septic systems for the house and the barn. Ms. LaBelle makes a motion to accept the septic system design with the contingency that the septic system serving the barn cannot be utilized until the owner submits the plan to the building Inspector and the Planning Board. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**

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4. **1190 George Carter Rd-** Mr. Ronzio makes a motion to approve the plan. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.** Mr. Anderson is advised that if he wishes to install the system he must apply for Septic Installer Permit.
5. **375 Long Bow Lane East-** Mr. Ronzio states there is a soil percolation test with a sieve analysis in the file. Mr. Ronzio notes the plan is asking for variances to reduce the setback from the house foundation from 20 feet to 10 feet, and reduce the separation from ground water by 1 foot. Mr. Ronzio states due to the proximity of the lake he will not approve the reduction in the separation from ground water. Ms. LaBelle makes a motion to approve the septic design reducing the setback from the house foundation to 10 feet, with no reduction in the separation from groundwater. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**
6. **377 Loose Tooth Road-** Matt Puntin states the property consists of 15 subdivision lots on a ½ mile private road. Mr. Puntin states the owner is putting in a second dwelling, and is asking for no variances. Ms. LaBelle states that Mr. Fahey's review indicates ConsCom needs to be consulted. Mr. Puntin states he walked the site with ConsCom and has submitted a RDA. Ms. LaBelle makes a motion to approve the septic plan, contingent on Cons Com approval. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**
7. **0 Leonhardt- 409.55-** 9/18/23 revised plan physical copies received. The Board reads Mr. Fahey's review of the plan citing that the Conservation Commission should review the plan due to wetlands on site in close proximity to the field. Mr. Mantz states the application has not been submitted to the Conservation Commission. Mr. Mantz states the system is outside the 50-foot buffer zone. The board discusses with Mr. Mantz to correct assessor map for the property. Mr. Ronzio looks at the online map stating he only sees a small amount of wetlands on the property and he thinks the design is fine. Mr. Ronzio makes a motion to approve the septic design. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**
8. **108 Iroquois-** Ms. LaBelle reads Mr. Fahey's review of the plan, citing the need for ConsCom review. Mr. Ronzio states he is concerned about the plan calling for ballast in the tank, and states they need as much cover as possible on the tank to keep it from coming out of the ground. Ms. LaBelle makes a motion to continue the discussion after Cons Com reviews. Mr. Ronzio seconds the motion. the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed. Continued.**
9. **313 Woodmere-** Ms. LaBelle reads Mr. Fahey's review recommending the installer should be advised to fill the tanks to 8 inches on install. Mr. Ronzio

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makes a motion to approve the plan with the contingency the installer fill the tank to 8 inches on install. Ms. Labelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed. Continued**

10. **151 Long Bow Lane West-** Ms. Labelle states that the review by Mr. Fahey indicates the plan would need to be reviewed by Conservation Commission. Ms. LaBelle asks if the plan has been submitted to ConsCom. Ms. Cafarelli states it has not yet been submitted to ConsCom. Ms. LaBelle makes a motion to approve the plan contingent on ConsCom approval. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**

**B. Well Permits**

- i. **1190 George Carter Rd-** Mr. Ronzio makes a motion to approve the plan. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**
  - ii. **0 Sir Walter Court 219.15-** plan pending, Continued.
11. **42 Lovers Lane fee pd** Decommissioning Henshaw, no info on file about existing well. Chris Swindlehurst states there is a derelict unoccupied house on the property. Mr. Swindlehurst states they wish to donate the property to the state, and they are seeking to decommission the well using Henshaw Well. Ms. LaBelle makes a motion to approve the well decommission permit. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**

**C. Title V Inspections**

- i. **58 Depot-** conditional pass, question on well testing requirement. The board requests that Mr. Fahey composes a letter to the property owner stating the Title 5 inspection is not accepted.
- ii. **98 Werden Road-** pass
- iii. **160 Gentian Hollow Rd-** fail
- iv. **606 Leonhardt Rd-** fail. Milt Reiss states the house was built in 2008 and is up for sale. Mike Kulig states the first few chambers were contaminated, had not been pumped in several years. Mr. Kulig would submit a Disposal System Construction permit application to strip the topsoil and stockpile it; expose and remove the leaching chambers; inspect the title 5 sand and remove any contaminated areas; replace any t5 sand removed with new clean sand; reset either the old chambers or set new ones; backfill; replace topsoil, seed and mulch. Ms. LaBelle makes a motion to approve the DSCP with the contingency that a Title 5 inspection is repeated afterwards before a COC will be issued. Bob Ronzio

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seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor.

**Motion passed.**

- v. **42 Beaver Brook-** pass
- vi. **59 Sir Jeffrey-** conditional pass. Board reads the report with a water test stating "this sample does not meet bacteriological drinking water standards...at this time". Ms. LaBelle states the report indicates the well is 85 feet from the SAS. Ms. LaBelle makes a motion to fail the Title 5. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed**
- vii. **795 Moberg Rd-** pass
- viii. **86 George Carter Rd-** conditional pass- dbx needs to be replaced (DSCP was approved in September)

**D. Soil Percolation tests:**

- 1. **0 Long Bow Lane West 213.73.** The board looks at soil perc test results conducted on 9/8/2023. Ms. Pfeiffer states she owns the adjacent lot and plans to develop with a well on the corner of lot 213.72 near the lake. Ms. LaBelle makes a motion to accept the soil perc report. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed.**
- 2. **160 Gentian Hollow Rd**

**3. Housing Code Action Alliance**

- a. **44 Pleasant- Alliance Update** – 9/6/23 BOH meeting discussion with property owner regarding cleanup progress
- b. **58 Depot St - Alliance Update** May 2023. No changes. Broken basement window allowing access to pests and elements.
- c. **23 Lady of the Lake- Alliance Update** August 2023- no changes. Proceeding with Housing Court for Condemnation per March BOH meeting. An uninhabitable placard is posted.
- d. **50 Dawn Drive-** Town is working with Construct, using a \$145k grant to rehab the home and sell to low income. Keep on agenda on a watch basis. Likely to be resolved without further BOH action.
- e. **799 King Richard Dr-** Alliance update **August 2023** Uninhabitable Placard placed above the front door. For sale sign removed
- f. **43 Pleasant St-** 9/6/23 BOH meeting discussion with property owner regarding securing the building
- g. **59 Benton Hill Rd-** debris complaint. Unlicensed vehicle complaint referred to building inspector. Alliance update August 2023-Large amount of clutter scattered across yard. Cars, furniture, scraps, etc.

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- h. **23 Algerie Rd-** trash/debris complaint. 9/15/23 Jennie Ingram of Pemco Limited on behalf of Fannie Mae, request re-inspection to confirm compliance . Mr. Sykes states the property was re-inspected last month and the issues appear to be resolved. Mr. Sykes suggests removing this property from the agenda going forward.
  - i. **.99 Friar Tuck-** 9/6/23 BOH meeting, owners discussed cleanup progress,
  - j. **50 Hilltop Court-** debris complaint- Regular and certified mail sent to owner requesting appearance to discuss. Owner did not attend 9/6/2023 BOH meeting.
  - k. **28 Brook Lane-**9/6/2023 BOH meeting owner discussed progress in repairs to failed Title 5 septic.
  - l. **297 Prince John Dr-** Alliance update August 2023- Trailers, storage unit, and boat still on property
  - m. **155 Black Arrow-Alliance Update-**May 2023, Dumpster has been removed. Rubbish and machinery scattered throughout the yard, on the porch and making its way across the street.
  - n. **233 Gentian Hollow Rd- May 2023** Sent to Town Council for Housing Court Resolution 4/12/2023. Ms Burnette states the property has been abandoned by Lee Burnette. Ms. Burnette states she does not have the income to make repairs and is asking for help. Mr. Ronzio states this a legal matter, as Lee Burnette is the owner on the deed and the spouse has rights to be resolved in court as part of a divorce settlement.
  - o. **336 Sir George Drive-Alliance Update August 2023** Property has unregistered vehicles and miscellaneous items scattered on it. Dumpster was also present.
  - p. **358 Prince John- no update.** Mr. Ronzio states a letter needs to be sent to the court to have the house torn down at the cost of the property owner. Mr. Sykes states he will initiate a precondemnation order.
  - q. **89 Lady of the Lake-** failure to upgrade failed/nonconforming T5 conducted 8/2/2020. 6/7/2023 BOH meeting deadline extended to 9/22/23 for new owners to repair septic. Informal discussion requested by Barry Searle at the 8/2 or 9/6 mtg. Owner attended 8/2/2023 meeting. No DSCP application has been received.
  - r. **27 Prentice Place-** complaint that bank owned property is overgrown, basement flooded, black mold present, rear door open. Mr. Sykes states he will go out to the property next week with the newly hired housing inspector.
4. **Full Circle Applications Received:**
- i. **Septic Installer**
    - 1. **R&H Weeks Trucking-** No BCBOHA. Continued
    - 2. **Soil Tech Land Services-** Ms. LaBelle makes a motion to approve the installer permit. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed**

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3. **All Star Excavation-** Mr. Ronzio makes a motion to approve the installer permit. Ms. LaBelle seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed**

**s. New Business:**

**Route 8 Pub 3235 Main St** -Board reads correspondence from Adam Kinney, Environmental Analyst for DEP Drinking Water Division reported the Route 8 Pub had been ordered closed by DEP for failure to comply with public water system testing requirements, appears to still be operating. Mr. Sykes states he has not heard anything about this order. Mr. Ronzio states the restaurant should be shut down until they are in compliance. Mr. Sykes states he will compose a letter and check if there are any updates from DEP.

**t. Old Business: none**

**u. Public Input : none**

**v. Budget: no discussion**

**w. Correspondence: none**

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

**2588 Main Street-** Olivia Krywucki states she will be seeking to open a small bake stand selling shelf stable non-refrigerated products on the property and she would like to clarify which permits she will need. Mr. Ronzio states the property would need to go before the Planning Board as a non-conforming lot to do a commercial operation and a sign permit, apply for commercial curb cuts with the state, and then come back to the Board of Health. Colin Sykes states a residential kitchen food permit would be limited to cottage goods with no retail selling direct to the consumers.

Ms. LaBelle makes a motion to adjourn at 7:10 PM. Mr. Ronzio seconds the motion. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passed**

**Meeting adjourned at 7:10 PM**

**Meeting Minutes reviewed and approved on November 1, 2023 by:**

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Gale LaBelle, Chairperson



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Robert Ronzio, Vice Chair

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Laurel Burgwardt, Clerk