

MONTAGUE BOARD OF HEALTH MEETING
Wednesday, March 16, 2016 – 5:30 pm – Downstairs Meeting Room
Town Hall, One Avenue A, Turners Falls, MA

Meeting Minutes

Present: Chair, Albert (Al) Cummings, Michael Nelson, Christopher Boutwell (late 5:40pm) & Gina McNeely R.S., CHO

Guests:

Al Cummings called the meeting to order at 5:30PM

Review February 17, 2016 Minutes:

Michael Nelson motioned to accept the minutes February 17, 2016. Seconded by, Christopher Boutwell. Motion passes.

Director's Report for February 2016:

*Michael Nelson **motioned** to accept the Director's report for February 2016. Seconded by, Al Cummings. Motion passes.*

- 22 West Main Street (Corner of West Main and Bridge Street) The building seems to be abandoned. It will be slated for receivership in the future.
- 11 Central Street – burst water pipe Gina spoke regarding this property and the recent issues.
- Coffee Shop in Millers Falls, MA has a store front and is in process of space planning of the shop. No floor plan submitted or approved by the BoH.
- Rau's Sunoco is no longer going to be a gas station: becoming a repair shop only. Underground gas tanks will be removed and a new septic system is being installed.
- Montague Inn- septic repair plan which needs 75 x 55 foot easement on the property. There is a private well (100 feet setback) on the property that would serve the restaurant (public water supply) and the (38 seats for restaurant and for 50 seats for a bar). If occupancy goes over that the well would have to be moved.
- 15 Fifth Street – Bill Doyle is schedule to take ownership of the property and is in the process cleaning up the property surrounding the building. If ownership does not take place the building will go to auction on the 24th of April. There are allegedly people still living in the building. The building has been posted with condemnation signs.
- 38 East Main Street – it has been condemned. Gina has filed for a contempt of court against the property owner for default February 8, 2016 agreement of the parties. The Board of Health will be going to court on April 22, 2016 for this property.
- Kostanski Funeral Home – Board of Health – Town Clerk – State. No burial permits to be released unless Karen at Kostanski emails us here at the BOH.
- 78 J Street still in process of being rehabilitated and professional drawings have been given to the Building Department.
- Gina has petitioned the Housing Court to hear contested pooper scooper tickets.

*Michael Nelson **motioned** to accept the Director's report for February 2016. Seconded by, Christopher Boutwell with the addition that the pipe at 11 Central Street has been addressed. Motion passes.*

Health Inspector's Report for February 2016:

- Subway – food inspection done.
- Five Eye Fox – is up to code and taken care of at this point.

- Black Cow Burger – is in need of education regarding cleaning the kitchen and proper handling of unclean dishes and equipment. The floor in the kitchen needs to be replaced, the gas stove needs to be cleaned, dishwasher reaching proper sanitation temperature. Dishwasher has been repaired and reinspected and is fine now.
- 19 G Street – has been foreclosed on. Michael questioned about the ownership of Tracy Carner. Issues have been taken care of under nuisance correction orders. It is currently on the market by Don Mailloux.
- 4 K Street – the mold complaints continue but will not allow Gina in her home at this point.

Michael Nelson **motioned** to accept the Health Inspector’s report for February 2016. Seconded by Christopher Boutwell. **Motion passes.**

Local Upgrade Approval

- Sandri owns Rau’s garage and the location is at Turners Falls Road. The spot for the new septic system is quite tight. It will be a septic tank and a pump chamber due to the incline/slope of the land. The upgrade approval is due to the fact that the tank should be 10 feet away from the building but in the site plan this is not possible so they are asking for it to be a 2 foot setback from the building. Gina did some research on this and there should not be any issues regarding this.

Michael Nelson **motioned** to accept the Local Upgrade Approval as presented by Gina McNeely for the property known as Rau’s located on Turners Falls Road. Seconded by, Christopher Boutwell. **Motion passes.**

Topics Not Anticipated within 48 hours of posting

- The Board asked what Gina’s thoughts were on noise ordinance and the drafting of some regulations for the Town of Montague. The regulations were last done in 2005 and Gina has made some adjustments so she can share the draft of the noise ordinance regulation at the next Selectboard meeting. Gina also has a meeting with the owners of Hubie’s (Shawn and Lynn Hubert) tonight. Michael said when he met with Shawn a couple of weeks ago he was going to put up something to help deflect the sound. Gina suggested that a level of 70 decibels would be doable and acceptable to the neighbors she believes.

Meeting adjourned: 6:06 PM

Michael Nelson **motioned** to adjourn the meeting at 6:06 PM. Seconded by, Christopher Boutwell. **Motion passes.**

Approved by: _____

Date: _____

List of documents used at this meeting:

- February 17, 2016 minutes
- Director’s Report – February 2016
- Inspector’s Report – February 2016
- Local Upgrade Approval