

Ayer Board of Health  
Meeting Minutes

January 14, 2013 - Ayer Town Hall - Call to order 5:30 p.m.

JAN 29, 2013  
JCC II

Members present: Mary Spinner, Chair; Heather Hasz, Member; Pamela Papineau, Member

Also present: Ruth Terry, Administrative Assistant

Documents: Agenda, Mail Update, NVMC letter and plans, Shepley's Hill email, Well Regulations, BOH FY14 budget

- **H. Hasz motioned to accept the minutes of December 10, 2012, P. Papineau 2<sup>nd</sup>, A 3/0.**
- Nashoba Valley Medical Center (NVMC) Plumbing Code variance – Camie Maze of Steffian Bradley Architects was present and distributed larger copies of the floor plan. This is for NVMC's physical therapy suite renovations in the Pavilion Building, which is the freestanding building in back that is not currently being used.
  - There is a discrepancy between the architects' and the local Plumbing Inspector's interpretation of the state Plumbing Code. Our Plumbing Inspector has rejected the design and recommended they apply for a variance to the state. They need a letter of support from the local BOH to submit with their application for a variance.
  - The Plumbing Inspector spoke with B. Braley. BOH has not received a copy of the denial.
  - The current plan has been approved by DPH. This plan has three bathrooms, one each for staff, patients, and visitors. These are unisex and handicapped accessible. This would support at least 135 people, with 66-70 people expected to be in the building at one time.
  - The Plumbing Inspector is requiring separate male and female bathrooms for patients and visitors and for staff. This would require four bathrooms. This would be a hardship, as it adds expense, slows construction, and uses up treatment area.
  - **H. Hasz motioned to approve a letter of support be written on behalf of the Nashoba Valley Medical Center for a variance from the Massachusetts Plumbing Code 248 CMR 10.10(18.i.1), 248 CMR 10.10(18.k.1), and 248 CMR 10.10(18.k.3), the letter being written in support of the plan dated 11/20/12, P. Papineau 2<sup>nd</sup>, A 3/0.**
- Shepley's Hill Landfill – M. Spinner updated the Board:
  - M. Spinner and Town Administrator Robert Pontbriand met with Ginny Lombardo (EPA), Brian Olson (EPA Superfund Cleanup), Pamela Harting-Barrat (EPA Community Affairs), and PACE here in Town Hall.
  - We are applying for a TASC assistant grant through the EPA for implementation of institutional controls related to the Fort Devens Superfund Site.
  - Ayer BOH will conduct a public hearing on Wednesday, March 20, 2013, in the Great Hall of Ayer Town Hall. The deadline for comments on the ESD is April 5.
  - This will involve 40 properties, many of which are multi-family buildings with out-of-town owners. Property owners need to be identified through Assessors records. It was suggested to put flyers in doors of tenants to give them an opportunity to hear about this.
  - We need to identify any abandoned wells in the area and be sure the Army pays to decommission them.
  - The Ayer BOH Private Well Regulations were distributed. These were reviewed recently with no changes. A copy will be given to R. Pontbriand and DPW Director Mark Wetzel.
- Nashoba Associated Boards of Health – Bridgette Braley, Health Agent – material review:
  - Reviewed food inspections and housing violations.
  - A Wright Road resident recently applied for a fowl permit. BB to inspect this week.
  - B. Braley is working with a two-family on Mechanic Street that has had no heat and now has no electricity due to an accident involving the electric box. The owner of the property does

not live in town. There is a question about the property going into foreclosure. An attorney is working with the owner. Today the owner was given notice that the property can be condemned. M. Spinner and P. Papineau are available tomorrow to act for the BOH if necessary when the 24-hour notice period ends.

- A Myrick Street property was reported to have intermittent heat. B. Braley is working with the owner.
- M. Spinner has been working with a tenant from Littleton Lyne Apartments regarding sewerage backup. B. Braley is working with DEP regarding the failed septic system. Two basement apartment tenants were affected. B. Braley ordered tenants be moved from their apartments and recommended they be reimbursed. This septic system is over 10,000 gallons, which is why DEP is involved. This will be ongoing with B. Braley and DEP.
- P. Papineau has received several snow and sidewalk complaints. She was advised to refer these to DPW or to the Town Administrator.
- The issue at 63 Main Street apparently resolved – not a BOH matter.
- There are two BOH openings on the upcoming ballot, for one year and for three years. H. Hasz and P. Papineau must pull papers by March 1 to run for those slots.
- The Board reviewed the BOH schedule for the first quarter of 2013.
- Budget – M. Spinner distributed and the Board reviewed the BOH budget for FY14. The Board agreed to increase the “Other Charges” line in the same amount as the estimated cost to run several upcoming legal notices. Transfer Station rates will be discussed at the next meeting.
- Bills –
  - All approved and signed bill from NABH for \$5,901.63.
- Mail review –
  - Region 2 has sent the “Equipment Resource Guide Book” in several formats to be distributed to Police, Fire, Emergency Management Director, Town Administrator, and BOH.
  - It was suggested the new Board members meet with the Fire Chief to see the equipment stored in the shelter trailer.
- H. Hasz updated the Board regarding the Community Health Network Alliance (CHNA). She will attend their April meeting. CHNA was glad to hear of Ayer BOH’s interest. The Let Us Know (LUK) Director wants to meet with her to go over data about Ayer.
- **H. Hasz motioned to adjourn, P. Papineau 2<sup>nd</sup>, A 3/0.**

Meeting adjourned at 7:11 p.m.

*Mary Spinner - 1/28/13*  
*Paula P...* 1/28/13