

DRAFT MINUTES OF MEETING
SHARON BOARD OF HEALTH
March 18th, 2013
Community Center

The meeting of the Sharon Board of Health was called to order at 7:34 PM by Suzi Peck, Chair. In attendance were: Suzi Peck, Chair, Jay Schwab Co-Chair, Stan Rosen, Ed Welch and Chuck Levine.

Also in attendance were Bridget Sweet, Health Administrator, Jim Andrews Health Agent for Engineering, Anne Bingham resident, Khiem Wen Lux Nails, Nina Wen Lux Nails, Howard Glaser resident, Frank Gallagher PE, David Welch Builder, Steve Nelson and Joanna Novick Resident.

Minutes of the January 28th meeting were reviewed. Revised minutes attached. S. Peck made the motion to approve the minutes as amended; seconded by S. Rosen. C. Levin abstained from the vote. All voted in favor. (4-0)

Annual Election of Officers

Policy established that the Chairmanship should rotate on a yearly basis. Suzi expressed interest to continue serving as Chair. Ed Welch nominated S. Peck to remain as Chair of the Board of Health, S. Peck Seconded. Chuck Levine nominated S. Rosen to serve as the Chair of the Board of Health, S. Rosen Seconded. Vote for S. Peck to be Chair. (Welch, Peck). (2-3)

Vote for S. Rosen to be Chair. (Rosen, Levine, Schwab) (3-2)

Stanley Rosen is current Chair of the Board of Health.

J. Schwab nominated Suzi Peck to be the Vice-Chair of the Board of Health, S. Rosen seconded.

J. Schwab stated that S. Peck did an excellent job as Chair.

E. Welch nominated J. Schwab as Vice Chair, Chuck Levine Seconded.

S. Rosen made the motion to nominate and accept S. Peck as Vice-Chair of the Board of Health, J. Schwab seconded. All in favor. (5-0)

There was discussion as to whether the Board of Health should have an automatic rotation of "Chair" on an annual basis. This was tabled for future discussion.

Cedar Street Appointment

Discussion with Health Administrator – listed this as an appointment instead of as a hearing.

The documentation that went out to abutters from Mr. Howard Glaser had the incorrect hearing date, as well as the incorrect location. The notification that abutters received informed them that the hearing would take place on June 18th at Sharon Town Hall. Mr. Glaser attempted to correct this information by taping a letter to all abutters with the correct address; however the location of the hearing was incorrect. S. Rosen stated that this appointment be rescheduled for a future meeting due to failure to correctly notify all abutters. In the absence of appropriate notice no hearing can occur. S. Rosen asked that

an updated presentation be submitted to the Board of Health prior to the hearing date. Mr. Glaser stated that he did supply all of the requested information.

S. Peck stated that in the past all four were approved; she would like to see a single drawing with all information available.

S. Peck questioned Mr. Glaser reparations of the systems, stating that he already received the approvals as a group; however he is only making the improvements of the systems once they go into abject failure. Mr. Glaser stated that he simply wanted to be prepared at all times in the event of a system failure. He had no intention of improving all four systems if they were all working properly. The question was asked of Jim Andrews if they were all working properly; Jim stated that they were all existing to his knowledge. He has no more information at this time on these systems and that they would probably be on the 78 code. Mr. Glaser has already done one of four, and is attempting to do the second of the four.

This plan has been previously approved and had expired.

Anne Bingham had a question regarding this issue. The question presented was that this was all one lot with four homes located on the lot and if all systems were going to be upgraded. Anne also stated that 74 and 76 are heavily occupied and that 72 is an empty dwelling. Anne wanted the Board to be aware of this information. Anne also mentioned that she was under the impression that all four systems would be upgraded such as on Lake Street when all the systems were on one lot.

Mr. Glaser stated that the approval from years ago was for four separate systems. The easement was for the combined use of the fields, not the systems themselves. Mr. Glaser does not recall that he was held to upgrade all four systems as once. Mr. Glaser will return before the Board at a future date.

4 Deborah Sampson Street

Frank Gallagher presented plans for a variance from Article 7 for 4 Deborah Sampson Street. The homeowner Maureen Loring-Healey has hired Gallagher Engineering for this work. The proposed plans request variances for the leaching field 11 feet from the property line to the street or sidewalk right of way as opposed to 25 feet; and the leaching field 91 feet from the wetland as opposed to the required 125 feet. Mr. Gallagher has met with the Conservation Agent at the property, and will be at the Conservation Meeting on March 20th to present these plans.

Jim Andrews states that the plans as presented are the best you can do on this lot. Due to the grading, everything will flow away from the wetlands towards the street. Discussion ensued as to the importance of the setbacks and how to best protect the abutters. S. Peck was concerned about the reduction of the property line reduction to 11 feet. Discussion about how to protect the wetlands and the abutters ensued, and what the best placement would be. S. Peck respectfully asked the engineer to revisit the plans, the more immediate risks to her are to the street.

Stan Rosen made the motion to approve the variance requests as made. All in favor. (5-0)

S. Peck discussed the standard conditions that apply to variance approvals such as deed restrictions, low flow devices, annual pumping requirements and water saving devices.

Bridget Sweet stated that she was not familiar with this but would look into it. This

information must also be filed with the Registry of Deeds. S. Rosen suggested that at a future date these Standard Conditions be revisited for discussion and defined by the Board. The plans of the house must be presented to the Board to ensure that the home does not exceed three bedrooms. Ensure that the variance shows this as well.

31 Hampshire Avenue

Joanna Novick came before the Board at the direction of Joe Kent, Building Inspector regarding the addition of a possible bedroom. Mrs. Novick explained that she would be willing to take down the door between the two rooms. This room was always a finished basement; one was utilized as a playroom one as an office. An egress window was added to the playroom portion of the basement. The permit was issued for the egress window; at the time of the final sign off the Building Inspector informed the occupants that they may be in violation of Article 7. After discussion it was determined that the occupant widen the door way between the two basement rooms to at least 60 inches within the next 60 days. The Building Inspector will be notified and requested to verify this change. Motion made to increase the width of the doorway to 60 inches. All in favor. (5-0)

Lux Nails

Nina Wen and Khiem Wen presented information on Lux Nails. They would like to introduce Lux Nails to Sharon Shaw's Plaza with 12 manicure stations and 12 pedicure stations. The manicure process is referred to as a dry process; there is no excessive water usage involved as in traditional manicure salons. Stan Rosen requested that all MSDS be made available for all products that would be proposed to be used in the facility.

The discussion continued because the Shaw's Plaza has a maximum design flow; and at this time the system in place is at it's maximum design flow capacity. Steve Nelson the waste water treatment operator provided the Board with an average daily use of tenants.

The Board of Health requested more information – specifically information from the owner of Shaw's Plaza regarding current gpd and design flows. The owner of the property must provide the Board of Health with an updated list of usage, and current allocation of tenant spaces so that the water allocation is properly documented. A copy of the original plans with design flow must also be presented to the Board of health prior to the next discussion date.

New Business

Bridget Sweet brought up the question of Board of Health regulations as it pertains to a new transportation business that had gone before the Zoning Board of Appeals. The applicant was seeking to utilize their vehicle as a livery type service and was referred to the Board of Health for a hearing. After discussion it was decided that a hearing was not warranted and that the Health Administrator could send out a communication that the business as proposed did not require Board of Health approval.

Discussion surrounding potential meeting dates and best times for the group. It was decided that the Health Administrator would check with all of the Board Members and try to find the most concurrent.

Meeting adjourned at 10:00 pm

Respectfully Submitted,

Bridget Sweet