

PERU BOARD OF HEALTH MEETING MINUTES

Monday August 14, 2023, 10:00 AM

Community Room 3 E Main Rd

1. The meeting was called to order at 10:03 AM
2. Roll call: present Peggy White, Nanette Mone, Darryl Darby and Valerie Bird Health Agent. Also present were Jim Kenney and Mike Fredericks.
3. Nanette recording.
4. Motion was made to approve minutes from 5/15/2023. All in favor. Motion was made to approve minutes from 6/12/2023. All in favor. With regard to minutes from 7/10/2023, Peggy made several comments. One was that Valerie's last name is spelled "Bird", not "Byrd", going forward. Another was that roll call did not include Jesse Pelkey nor the Goyettes. Nanette stated that they had arrived later, as mentioned further in the minutes. Nanette also stated that the BOS did not include everyone at the meeting in the roll call, as at times it could be a large number and suggested doing that in future. Peggy said she would be happy to do that moving forward. She also said that Ms. Zapatta's first name is "Jaymie" not "Jamie". And Valerie agreed to inform con comm of all perc tests being done, as Mike prefers. Last, Peggy said that, in response to Bonnie DiTomasso's query, Valerie had said that she was indeed a mandated reporter. Nanette said that she did not hear that on the recording; Peggy then said it was important and asked Valerie to state it again when making the health agent's report. Motion was made to approve the minutes from 7/10/2023 with additions. All in favor.
5. Health inspector's report: For the record, Valerie stated that she is indeed a mandated reporter & will do what is necessary if she goes to a site and there are issues with elder or child abuse or neglect. The previous month and a 1/2 was slow with no perc tests. A) Ed Fahey did do a title V test at 11 Curtin Road; it failed. He will let us know when they go back to do another test. Valerie asked to combine item 7 with her report. B) On the 31st of July, she, the building inspector and the fire chief inspected the property designated as Map 27, Lot 55 on North Road. Previously a letter had been sent to the owners regarding the inspection. The two other campers on the property are not habitable, thus Valerie said that this is not considered a campground. The owner said that he pumps the tank once a month and he had the receipts to show. He also brings in his water. The housing code allows 90 days occupancy if the unit is self-contained, but he still needs a permit. Valerie advised the owner to come to the board. Valerie said she would see him again, but if he doesn't come, our hands are tied because Peru does not have a regulation regarding campers on private property. Darryl then said that the planning board is going to take up this subject and will present any comments to them, as he is on the planning board. Jim Kenney mentioned that the BOS is looking into this as well. C) Mentioned also is that in Peru only one unregistered vehicle is allowed on one's property. Any others would be considered "junk" if 60 days have passed. Peggy mentioned that the police chief had sent out a letter to all residents informing them for the record about such vehicles. Peggy said that she thought that meant cars. But it refers to any vehicle that travels over the roadway & the registry requires said vehicle to be registered. Campers would fall under that rule. Valerie said that the zoning enforcer is the building inspector. Peggy said that this is a complex issue, that Ed had said that the board of health was not to be the "fall guy" with regard to

enforcement. The board has the specific jurisdiction of water, septic and sanitation. Peggy wanted input but it is not BOH's job to write bylaws. It has been her objective all along to get the other boards involved. Darryl spoke about years ago an overhaul of the bylaws was done, but that the voters turned it down. He thought that the biggest reason was that the committee had tried to outlaw house trailers. Peggy thought that the best strategy is keep it simple; she doesn't want to take peoples rights away, but there must be responsibility. Nanette said that happened in 2004 and that she had attended the meetings. And by the way we have run right into item 9! D) Valerie said that a complaint was made to the building inspector about a concrete truck going through the woods at 20 South Road Ext. Mike and Jim had gone there just prior to Valerie and Jesse going to see the owner who came out and allowed the inspection. There are numerous concerns at the property: a foundation has been poured, there is no site plan, no perc test, no septic design, and no paper work. Valerie said that the building inspector will start off with a signoff sheet, which names the various boards that the owner needs to get approval from. There is a camper 500 feet into the woods with an extension cord laid over the ground without a conduit to an accessory building where the owner says he stays during the day. At night he sleeps in the camper. He claims not to know what is entailed in developing the property; he said he wrote to the building inspector, who has not received any letter. Another concern is a possible illegal culvert about which Mike & Jim of the conservation commission expressed dismay. Mike said the owner will need a wetlands scientist or engineer. Other concerns are an outdoor shower, an outhouse, no heat in the camper (the owner says he doesn't stay in winter) and uses propane for cooking but has no smoke nor CO detector which is required when using propane. Valerie said that the owner has to come to tonight's meeting (7/10) and talk to the building inspector. If he does not come in, the building inspector will place a cease-and-desist order on the property. The board members then questioned how the contractor could pour the concrete without any permits and risking his business. Valerie said the issue is in the hands of the building inspector. E) A complaint from the fire chief regarding solar panels on a barn roof at 100 Middlefield Road is not an issue according to Valerie. He was concerned about the number of the panels. The barn is not being used for a dwelling. Darryl thought there are horses being housed there. F) Peggy asked about the template^{*} that Ed was going to give the board. Valerie said she talked to him; he wants to wait until the attorney approves the draft of the regulations before he does the template. Peggy said she will talk to Terry to follow-up and hopefully push the process along. G) Peggy asked Valerie if she was set for having office hours on Monday evenings. Valerie said yes from 6:30 PM to 8:00 PM at town hall.

6. Review request for well & septic setback at 234 E. Windsor Road. A perc test was done on 8/29/2022. The well will be at the closest point 51 feet from the edge of the septic field. It was the only place that would perc. The existing home has to have a septic system and it is limited as to where the field could go. This will be a huge improvement over the current one which consists of a tank to a d-box with three lines. The lines were crushed and the box was decayed and was why it failed. A water test has already been done on the well. The owner asked what is the concern. Peggy said that the test would be for e-coli. Valerie said that there are ways to rectify the situation if found, such as filters and UV light. Peggy made a motion to give local upgrade approval for the reduction of the setback of the well and septic with the stipulation that the water be tested annually for five years. All in favor. Nanette asked about the 100 feet rule; a new dwelling must conform to that standard. The owner asked about receipts; Valerie said that a file would be kept in the office and could be accessed if requested. Darryl then wondered if the Garnet Lake owner had done the

** REGARDING THE PUBLIC HEARING*

water testing the board required previously. Valerie mentioned that enforcement would be hard if the testing was at different times and suggested that the board considered a start date for everyone such as May. Valerie will follow up; she has not received any report from them.

7. This was handled in inspector's report, but just to say that going forward, the property will be referred as Map 27 Lot 55 on North Road. No longer to be called "30 North Road" since there is no house there.
8. Rural Heath Equity grant update. A) Nanette did use the town CC to purchase the 30 gas cards, at \$25 each, which she will be giving away on 8/19/2023 at the compactor from 10AM to 12AM. Cumberland Farms manager thanked Nanette for buying the cards at their store and took the time to sign all the cards for gas purchase only. She returned the receipt and the CC to Caryn on Thursday 8/17/2023. There followed a discussion regarding how much has been spent already (\$3,479.00) and how much will be requested to continue use the grant moneys. The total grant is \$10,000.00. Rima has agreed for the same fee to do a second set of classes which will be chair- assisted yoga, seated and standing. It will start on October 10, 2023 at 5PM. this time to try to appeal to younger or working residents. Rima wanted to commit to 4 weeks, but the board agreed to request 6 weeks from the grant committee. Peggy will do the PR piece. A motion was made to hire Rima at the same price for the 6 weeks. All in favor. The board discussed various ways to give out the monies such as grocery cards at Thanksgiving, another round of perhaps 50 gas cards and cards for the Christmas baskets that are given out each year. Nanette will speak to Terry to get the credit and debit ledger information. At the next meeting the board will finalize what to request from Jaymie who has asked us to consolidate into one request to save time. The invoice has to be sent to Jaymie detailing how we want to spend the money and it will have to be approved. Then the check will be sent by the mail. Valerie wondered about giving out backpacks; Peggy said that the library has a program for that. The board is spending the grant monies based on the survey sent out to residents who identified areas of concern which were food insecurity, transportation and exercise classes. The board agreed to submit the plan at the September meeting.
9. Jim wanted to continue the trailer talks. He asked if we had seen the receipts for the trailers that have agreed with the board to do pumping. He asked about 36 South Road Ext whether the concern was gray water disposal or all waste. Peggy checked the minutes from last fall (9/22/2022, 10/24/2022 and November) and it was stated that all waste had to be handled correctly. Valerie has not seen a receipt and she volunteered to pay a social visit, introduce herself and remind the owner that the year would be up in November and report back the next meeting. Also, owner would have to apply again this year for a permit. Valerie said it was tough to police and that she had never, ever issued a temporary housing permit in any town. The bylaw issue was brought up again with respect to brainstorming ideas for the planning board which meeting Valerie said she would attend when the date was set to discuss the trailer issue. Peggy asked if Jim's questions were answered. Jim said he was satisfied.
10. Hogweed update: There is still some existing down from the property on E. Windsor Road. Peggy reached out to Justin; he contacted the pesticide applicator contractor; Jessica will take care of it. Peggy wanted Nanette to know it was being handled. Mike remarked on the "tremendous" liability the hogweed represented and glad it's being taken care of.
11. With regard to the governing board (of the alliance) appointments, the board decided to keep the same as last year with Peggy as the rep and Darryl as the alternate. The next meeting is on 9/21/2023 from 5PM to 8PM. Peggy asked if Darryl could attend as she will be away, but she might

be able to zoom it. Peggy wanted to remind people that the alliance orientation will be on 9/14/2023. We could all go as it is a great refresher. Also, the Community Health Equity Survey is ready to access to fill out to identify needs and possibly get more money. Nanette mentioned that Ed asked about the contracts not being signed yet. Nanette spoke to Terry she had the alliance contract but didn't know who was supposed to sign. I told her that the selectmen signed because they were paying the fees. Peggy asked Nanette when she goes to the select meeting if she would have the appointments to the governing put on the agenda and to ask about the permit eyes contract.

12. Vaccine clinic for Peru is set for 9/30/2023 at the community room from 9AM to 11AM. It will be unusual if the covid shots will be available for our clinic.
13. The agenda for the meeting are approving the minutes from 8/14/2023; health inspector's report; Mountain Market; finalize rural health equity grant request (gas card giveaway at holiday time, grocery card giveaway and chair assisted yoga); status of town counsel on well regulations; flu clinic reminder and update on 20 South Rd. Ext. The next meeting will be 9/11/2023 at 10AM.
14. A motion was made to adjourn at 12:11PM. All in favor.

Minutes respectfully submitted as a draft by Nanette Mone 09/10/2023

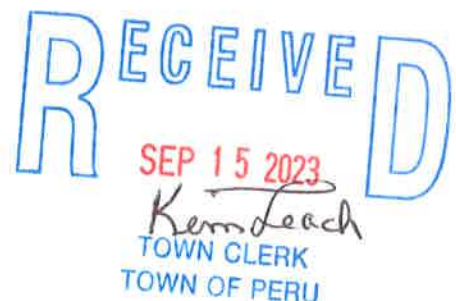
Nanette Mone

Peggy White

Darryl Darby

ATTACHMENTS :

INSPECTION ANNOUNCEMENT LETTER



Town of
Peru, Massachusetts



Health Department, 3 East Main Rd, Suite 103, Peru, Massachusetts 01235 •Tel: (413) 655-8312 •Fax: (413) 655-2759

Via regular and certified mail

July 21, 2023

Mr Robert Grandbois
Cathy S Hitchcock
[REDACTED]
[REDACTED]

RE: Inspection Announcement: Map 27 Lot 55- North Rd

Dear Mr Grandbois and Ms Hitchcock:

In response to concerns brought to my attention regarding the status of property you own at Map 27 Lot 55 in Peru, MA, an inspection of this property has been scheduled for Monday, July 31, 2023 @ 7:10 PM. This inspection is scheduled in accordance with CMR 410.000: Minimum Standards of Fitness for Human Habitation (State Sanitary Code, Chapter II), M.G.L. c. 111, sec 3 and 127A, and 105 CMR 400.000 (State Sanitary Code, Chapter I).

Please arrange to have all areas of the property, including outbuildings, available for inspection on that date.

I urge you contact me prior to the appointment with your questions.

Thank you,

Valerie Bird- Health Dept

Tim Sears- Building Commissioner, Zoning Enforcement

cc: Peru Board of Health, Peru Fire Chief, Mass DEP, Peru Conservation Commission

