

**Braintree Board of Health  
Meeting Held Via Zoom  
Thursday, April 10, 2025, 7:00 p.m.**

**IN ATTENDANCE:** Dr. Arthur Bregoli, Chairman  
Dr. Philip Nedelman, Vice Chairman  
Juliana Melchionda, Clerk

**ALSO PRESENT:** Marybeth McGrath, Director of ML & I

Dr. Bregoli called the meeting to order at 7:00 p.m. by roll call vote: Dr. Bregoli-yes;  
Dr. Nedelman-yes; Ms. Melchionda-yes

**Approval of Meeting Minutes:** February 13, 2025

**Motion By:** Dr. Nedelman to approve the minutes of February 13, 2025

**Second By:** **Dr. Bregoli**  
**Voted by roll call:**  
**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda abstained**

**New Business:**

Request for Lifeguard Variance:

Turtle Crossing, 501 Commerce Drive:

Susan Ebersole, Property Manager, was present before the Board via Zoom.

Ms. McGrath stated this is an annual renewal. The property has a pool and a spa. They are requesting a partial variance and requesting to not have a lifeguard Monday through Friday because of low bather usage. A bather load summary has been provided from May 28 through September 5, 2024. They intend to have lifeguards on Saturdays, Sunday, and holidays. Ms. McGrath stated this is the same variance they have requested in the past and she recommended approval. Ms. Melchionda noted the highest weekday bather load was only 24. Ms. Ebersole stated that is over the course of the day. She indicated her report includes key swipes of bathers only and she removes key swipes of staff and repeat users to make the report as accurate as possible.

**Motion By:** Dr. Nedelman to approve a lifeguard variance request for Turtle Crossing, 501 Commerce Drive

**Second By:** **Ms. Melchionda**  
**Voted by roll call:**  
**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes**

Jonathan's Landing Condominium, 400 John Mahar Highway

Randall Gasbarro, Property Manager, was present before the Board via Zoom.

Ms. McGrath stated this is annual variance request. This is a request for a partial variance. They are requesting to not have a lifeguard on duty from 8:30 a.m. to 12 p.m. seven days a week. Ms. McGrath recommended approval.

**Motion By:** Ms. Melchionda to approve a lifeguard variance request for Jonathan's Landing Condominium, 400 John Mahar Highway

**Second By:** **Dr. Nedelman**  
**Voted by roll call:**  
**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes**

Landing 53 Apartments, 25 Commercial Street:

Erica Delaney, Property Manager, was present before the Board via Zoom.

Ms. McGrath stated this is a request for a full lifeguard variance due to low bather load. They have an inground pool in the courtyard on the second floor of the complex. They have had a variance for the past few years. Bather load data was provided for May 24 through September 22, 2024.

**Motion By:** Ms. Melchionda to approve a lifeguard variance request for Landing 53 Apartments, 25 Commercial Street.

**Second By:** **Dr. Nedelman**  
**Voted by roll call:**  
**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes**

Hampton Inn, 215 Wood Road:

Ms. McGrath stated this is a hotel that has an indoor swimming pool and spa. They are requesting a full lifeguard variance. Their pool was closed for a period of time due to maintenance and it was not opened until September. They have provided bather load data for the time the pool was open in 2024.

**Motion By:** Dr. Nedelman to approve a lifeguard variance request for Hampton Inn, 215 Wood Road

**Second By:** **Ms. Melchionda**  
**Voted by roll call:**  
**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes**

Residence Inn by Marriott, 180 Forbes Road

Ms. McGrath stated this is a hotel with a pool and enclosure. Bather load activity data has been provided. They are requesting a full lifeguard variance due to low bather load.

**Motion By:** Ms. Melchionda to approve a lifeguard variance request for Residence Inn by Marriott, 180 Forbes Road

**Second By:** Dr. Nedelman  
**Voted by roll call:**  
Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes

Royal Lake Village Condominium Trust, 3 Royal Lake Drive

Ms. McGrath stated this a longstanding annual request. This is a primarily adult condominium complex. They are requesting a full lifeguard variance. Bather load activity data has been provided.

**Motion By:** Dr. Nedelman to approve a lifeguard variance request for Royal Lake Village Condominium Trust, 3 Royal Lake Drive

**Second By:** Ms. Melchionda  
**Voted by roll call:**  
Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes

Reservoir Crossing, 614 Pond Street

Ms. McGrath stated this is annual request for a partial lifeguard variance. They are asking for a variance for Monday through Friday due to low bather load. They will have a lifeguard Saturday, Sunday and holidays.

**Motion By:** Ms. Melchionda to approve a lifeguard variance request for Reservoir Crossing, 614 Pond Street

**Second By:** Dr. Nedelman  
**Voted by roll call:**  
Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes

**Informational:**

Ms. McGrath announced the annual rabies clinic is being held on Saturday, May 3 at town hall in the side area. The cost is \$15 per animal.

Ms. McGrath announced the state approval for holding meetings virtually expired on March 31, 2025. A bill was put forth through the legislature and was signed by the Governor extending the use of virtual meetings through June of 2027.

Ms. McGrath announced Norfolk County Mosquito Control is going to begin their annual spring larvicide spraying to large wetlands between April 13 and 30. This is usually a two day, weather dependent event and is administered through a low flying helicopter. After that at the end of May through September they conduct ground spraying with a truck.

**Motion By:** Ms. Melchionda to adjourn the meeting at 7:24 p.m.

**Second By:** Dr. Nedelman

**Voted by roll call:**

**Dr. Bregoli-yes; Dr. Nedelman-yes; Ms. Melchionda-yes**