

**Braintree Board of Health
Meeting Held Via Zoom
Thursday, August 14, 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 7:02 p.m. by roll call vote: Dr. Bregoli-yes;
Dr. Nedelman-yes; Ms. Melchionda-yes

Approval of Meeting Minutes: July 10, 2025

Motion By: Ms. Melchionda to approve the minutes of July 10, 2025

Second By: Dr. Nedelman

Voted by roll call:

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

New Business:

Request for Well Variance, 70 Zana Park Drive (Roadway and Property Line Setbacks)

Ms. McGrath stated this application is for the installation of an irrigation well. Due to the situation of the property the homeowner is unable to get the drilling equipment into the backyard. They are proposing the well be located 68 feet from the roadway and 14 feet from the side property line. They do meet all other setbacks of 6 feet to the front of the house, at the corner 21 feet, and other property line 56 feet. The well drilling company sent certified letters to all direct abutters. The USPS tracking they received back indicated all the letters were delivered, however, none of the green cards were signed and direct abutters stated they received the letters but never signed for them. Ms. McGrath asked the drilling company to send the exact same letters to all abutters again through regular USPS mail just to ensure all abutters received it. She has not received any concerns from the direct abutters.

Ms. McGrath stated the homeowner reported the direct abutter on the side setback side was concerned the well positioning could be close to their house and wanted to be sure it was at a distance. Ms. McGrath stated the well will be 40 feet from the abutting dwelling. Ms. McGrath recommended approval of this variance.

Motion By: Ms. Melchionda to approve a Request for Well Variance for 70 Zana Park Drive

Second By: Dr. Nedelman

Voted by roll call:

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

Informational:

Ms. McGrath stated beach testing is ongoing and so far both beaches have been doing well. They will continue to test for the next two weeks, which is the remainder of the season.

Motion By: Ms. Melchionda to adjourn the meeting at 7:09 p.m.

Second By: Dr. Nedelman

Voted by roll call:

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