

BRAINTREE BOARD OF HEALTH

MINUTES

December 16, 2010

IN ATTENDANCE: Dr. Philip Nedelman, Chairman
Paula Dowd, Vice Chairman
Karen Hubbard, Clerk

ALSO PRESENT: Marybeth McGrath, Director of ML & I

CALL TO ORDER: Dr. Nedelman called the meeting to order at 7:00pm.

APPROVAL OF MINUTES:

Motion By: Mrs. Hubbard to approve the meeting minutes of
October 21, 2010.

Second By: Dr. Nedelman

OLD BUSINESS:

1. Motel 6-Status Update

Present: Peter Morin, Chief of Staff and Operations-Town of Braintree

Mr. Morin advised the Board that they have before them a letter from Mr. Alan Rabinowitz with Accor North America, owners of Motel 6, which he agrees accurately reflects the status of the relationship between the Town of Braintree and Accor North America/Motel 6. Since the Board met last to consider this facility, they have completed the upgrade of their facility. They have expended well over one million dollars on the upgrades. Each room has been renovated as they had committed to. Security cameras have been placed in the facility and they are in the process of providing a link between them and the Braintree Police Station, so they can be live real time viewing of any activity at Motel 6. There has been a consistent and significant decrease in the number of incidents at the facility, and the magnitude and level of seriousness of the incidents has also decreased. There has been a modest change in the price structure which will enhance the environment and lead to a clientele that will cause management and the Town less trouble.

Mr. Morin further advised that the relationship between Accor and the Town has gone from contentious to cooperative. They have been working consistently with the Town. Mayor Sullivan and the president of the company met, and the president of the company has committed to continue to enhance and improve the facility and the environment so that it continues to evolve in a positive direction. At this time, Mayor Sullivan has no

opposition to the renewal of the annual permit to operate for the next year. The Town will continue to work with Accor to enhance and improve the security in a way that the police think is worthwhile, and he believes that the details will continue through the next year. There is a comfort level now between the Town and the facility that was not present previously, which was the reason for asking for more reviews than the traditional licensure hearing.

Ms. McGrath advised the Board that the current permit to operate expires on December 31, 2010. Motel 6 has submitted their permit renewal application, which is in the office pending the Board's decision.

Ms. McGrath recommends approval of the annual permit to operate based on Mr. Morin's review and update, and the letter provided by Accor. She believes Motel 6 is maintaining satisfactory compliance, and the department will continue to monitor the establishment, as well as with the Mayor's office and the police department.

Motion By: Mrs. Dowd to renew the permit to operate for Motel 6.
Second By: Dr. Nedelman

Mrs. Hubbard abstained from voting, as she advised that she was not a member of the Board of Health when this matter was brought before the Board on previous occasions.

NEW BUSINESS:

2. Request for Variance from State Plumbing Code-20 Mill Lane

Present: Stephen Zeboski

Ms. McGrath advised the Board that Mr. Zeboski is the applicant for 20 Mill Lane, and he is applying to the State Board of Examiners of Plumbers and Gasfitters because the property at 20 Mill Lane is commercial property that will have up to fourteen individual spaces for construction companies, electricians, landscapers, etc.

Mr. Zeboski advised that each individual space is about 1700 square feet.

Ms. McGrath advised that the individual spaces will be utilized only for storage of equipment by the renters of the commercial spaces. For example, a construction company will store equipment in their rented space and will pick up said equipment daily and take it to the construction site that they are working on and return the equipment at the end of the day. It is unlikely that individuals would remain in the spaces throughout the day.

Ms. McGrath advised that the state plumbing code requires that there be one male and one female restroom in each of the individual spaces. Mr. Zeboski is applying for a variance with the state plumbing board to only put in one restroom in each of the fourteen individual spaces instead of the required two in each of the fourteen individual spaces.

Mr. Zeboski advised that the existing building that was at 20 Mill Lane has been razed and construction has been started for the new building and the foundation is in.

Ms. McGrath advised the Board that they do not take a vote to approve the variance request. The Board either endorses the request or not. Ms. McGrath further advised that she has spoken with Mr. Lyne, the local plumbing inspector who has no objection to the variance request knowing that a good portion of the spaces will be for contractors that they do not work there, but rather store equipment.

Mr. Zeboski advised that the restrooms will be handicapped accessible, as required.

Motion By: Mrs. Dowd to endorse the variance request.
Second By: Mrs. Hubbard
Unanimously Voted

3. Request for Variances of Well Regulation (Roadway and Shed Setbacks)-25 Waldron Road

Ms. McGrath advised the Board that Mr. Cross, who lives at 25 Waldron Road would like to install an irrigation well on his property. He is requesting a variance by the Board for the roadway and shed setbacks. The required roadway setback is 100' and he is only able to meet 95'. The required setback to the shed is 10' and he is only able to meet 7.9'. Ms. Carey, department inspector has conducted a site visit and observed that the shed is for storage only. She foresees no problem with the variance request. The neighbors have all signed off either by certified mail or in writing that they have received the notification and what the variances being requested are.

Motion By: Mrs. Dowd to approve the variance request.
Second By: Mrs. Hubbard
Unanimously Voted

OTHER BUSINESS: (taken out of order)

5. Future Board of Health Meetings (January – June 2011) - Informational

6. Flu Clinic(s) Update

Ms. McGrath advised the Board that a total of 1509 flu vaccines were administered as follows:

- 207- Braintree High School students,
- 90- East Middle School students,
- 88- South Middle School students,
- 12- St. Coletta's/St Francis students;
- 292- Senior Housing/ COA,
- 604- Town Hall Clinic on Sunday
- 216- Town Hall Make-Up Clinic

Ms. McGrath advised that in 2009, the department administered 1407 flu vaccines, so our administration numbers for 2010 have increased from 2009.

Motion By: Mrs. Dowd to go into recess at 7:20pm and come back into session at 7:30pm to take up the agenda new business item # 4.

Second By: Mrs. Hubbard
Unanimously Voted

Motion By: Mrs. Dowd to come out of recess at 7:28pm to take up the agenda new business item # 4.

Second By: Mrs. Hubbard
Unanimously Voted

NEW BUSINESS: (continued)

4. SEMASS & Covanta Energy-Informational Overview of Ivory Street Transfer Station (Joint Meeting with the Planning Board)

Present: Mayor Joseph Sullivan
Peter Morin, Chief of Staff and Operations
Len Landry, General Manager of the Braintree Transfer Station
Tom Cipolla, Business Manager-Covanta Energy
Tom Stanwood, District Manager-Covanta Energy

Mayor Sullivan provided an opening statement to those in attendance about the cooperative efforts that are underway between the Town of Braintree and Covanta Energy regarding the negotiation of a long term lease renewal agreement and renovations of the Braintree Transfer Station facility on Ivory Street.

Mr. Cipolla and Mr. Landry provided a detailed informational overview, including a power point slide presentation, to those in attendance of the proposed renovations that they hope to implement at the Braintree Transfer Station once the negotiations of the lease renewal agreement are completed, and all required approvals are obtained.

Motion By: Mrs. Dowd to adjourn the meeting at 8:40pm.
Second By: Mrs. Hubbard