



## TOWN OF GROTON

Board of Health  
173 Main Street  
Groton, MA 01450

## BOARD OF HEALTH

Michelle Collette, Chair  
Robert J. Fleischer, Member  
Evan Thackaberry, Member

Date: Monday, March 4<sup>th</sup>, 2024  
Time: 6:30 PM  
Location: Town Hall, 1<sup>st</sup> Floor Meeting Room 173 Main St Groton MA  
Members Present: Michelle Collette, Robert J. Fleischer, Evan Thackaberry  
Members Not Present:  
Others Present: Katie Berry, Kalene Gendron, Ruth Maxant-Schulz, Danny Griffin, Judy Anderson, Jim Garreffi

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### **Michelle Collette called the meeting to order at 6:37 p.m.**

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**Jim Garreffi, Nashoba Associated Boards of Health Director, Nashoba Bylaws Discussion-** Jim Garreffi, Director of Nashoba Associated Boards of Health, provided an update to the board, as they are updating the bylaws of the agency, making them more streamlined. Mr. Garreffi proposed that he will have draft regulations to be discussed at the quarterly meeting at the end of March, with the hope that the June quarterly meeting would include a vote on the modified bylaws. Michelle Collette asked when the last time they have been revised, to which Jim Garreffi shared, 1996. Mr. Garreffi also shared that Nashoba Associated Boards of Health has received a Public Health Excellence Grant, has allowed for the addition of an Educational and Publication Specialist, and two Health Agents, the additional staff has been outstanding for the organization and its communities. Michelle Collette provided her compliments to the staff. Jim Garreffi also provided an update on the 2024 fee assessment. Michelle Collette shared a note of appreciation for the Nashoba Associated Boards of Health staff, public safety, and Tessa Davis from MassToss who recently handled a mercury spill from a broken thermometer at Lawrence Academy.

**45 West Main Street, Maxant-Schulz, Housing Code Compliance Updates, Continued-** Ruth Maxant-Schulz addressed the board to share that she had worked to make adjustment to the water temperature, which had not been reviewed by Kalene Gendron, Health Agent. Ms. Schulz also shared that she received two verbal quotes for the possibility of installing a bulkhead for access to the electrical panel in the basement, she will continue to pursue a written estimate from a concrete company. Michelle Collette asked about the ceiling in the small room, to which Ms. Schulz stated that her contractor did not wish to pull the ceiling down while it is full of household items, and is being used by a tenant. Ms. Schulz also stated that she plans to repair the ceiling once the tenant moves out. Michelle Collette noted that while there is a housing shortage, that does affect Groton, it is the job of the Board of Health to ensure that tenants have safe places to rent and live, and that these are issues that need to be addressed. Bob Fleischer added that making access to the electrical panel would be beneficial for safety, though it would be best to have the electrical panel access located directly in the apartment, and to consider moving the panel instead of creating an access way to the basement. Ms. Schulz stated that there is access through a “front apartment” and that she will get a quote from an electrician though she still does not want tenants to have access to the electrical panel. Evan Thackaberry agreed with Mr. Fleischer that moving the panel makes sense. Kalene Gendron shared that the written corrective action for the ceiling tiles provided by Ruth Maxant-Schulz may be acceptable by the board, and that she is willing to accept the action plan. Evan Thackaberry moved to continue the hearing to April 1<sup>st</sup> 2024, where the homeowner will provide to

the board an update on the water temperature, expense for moving the electrical panel, and remedy to the ceiling tiles, Bob Fleischer seconded, and the motion carried unanimously.

**95 West Main Street, Richard Blood, Condemnation Hearing, Continued-** Danny Griffin addressed the board to share that the utilities have been turned off to the property, with a Title 5 to be done in the spring. Mr. Griffin provided the board with a letter from Mr. Richard Blood to allow him to present on his behalf. Michelle Collette made clear that there can be no occupancy to the property. Mr. Griffin shared that the farm has multiple outbuildings being repaired, and this property will be on that list, potentially for next spring 2025. Kalene Gendron suggested that the letter to Richard Blood on 2/21/24 be recorded with the registry of deeds. The board discussed the implications and details of condemning a dwelling with Mr. Griffin. Bob Fleischer moved to order a representative to attend the September 16<sup>th</sup> 2024 Board of Health meeting, to continue the condemnation hearing, with the requirement that the letter to Richard Blood dated 2/21/24 be recorded with the registry of deeds within one week 3/11/24, and a No Trespassing sign posted on the door, Evan Thackaberry seconded, and the motion carried unanimously. Danny Griffin was informed that the proof of recording will need to be submitted to Katie Berry, Board of Health Administrator by 3/11/24.

**747 Lowell Rd, New Owner Condemnation Discussion-** Michelle Collette shared information that the property was conveyed to Deal Team Six LLC on February 5<sup>th</sup>, 2024. The board agreed that the Katie Berry, Administrator, will mail notice of the continued hearing on April 1<sup>st</sup>, 2024 and current violations to the new owner at the mailing address listed on the deed.

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**OLD / NEW BUSINESS:**

**Health Agent's Report and Correspondence-** Kalene Gendron shared that she anticipates that the board will need to review and make changes to the current Tobacco Regulations, noting that the purchase age will need to be adjusted from 18 to 21. Katie Berry will invite Joan from the Tobacco Alliance to the March 18<sup>th</sup>, 2024 Board of Health meeting to discuss. Kalene Gendron shared the email from Mr. Gus Widmayer, as a response to the discussion of the February 5<sup>th</sup>, 2024 Board of Health meeting regarding the 240 Main St noise complaint, she will continue to investigate the complaint.

**Sign permits/ invoices-** The board signed (3) septic permit applications.

**Minutes-** The Board reviewed the February 5<sup>th</sup>, 2024 meeting minutes, Evan Thackaberry moved to approve the minutes as submitted, Bob Fleischer seconded, and the motion carried unanimously.

**Schedule Next Meeting**

Board of Health will meet Monday March 18<sup>th</sup>, 2024 at 6:30pm. Michelle Collette also noted that Tom Orcutt, Sewer Commissioner, will attend this meeting to discuss the 797 Boston Rd connection to sewer to get the opinion of the Board of Health on the project.

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**ON-GOING ISSUES**

- A. **PFAS Updates-** No updates.
- A. **Squannacook Sportsmen's Club Site Updates –** No updates.

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**Evan Thackaberry moved to adjourn at 7:42pm, Bob Fleischer seconded, and the motion carried unanimously.**

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Minutes by Katie Berry.

**APPROVED: 3/18/2024**

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