

**Town of Becket  
Board of Health  
557 Main Street  
Becket, Massachusetts 01223  
(413) 623-8934 ext. 122 fax (413) 623-6036**

**Meeting Minutes for February 7, 2024**

**Board Members present:** Robert Ronzio

**Board members attending via Zoom:** Gale LaBelle

**Board member attending via phone:** Laurel Burgwardt

**Clerk of Committee:** Tess Lundberg

**Public present:** Peter Maginnis, Marilyn Sturgill, Ron Sturgill, Leslie Spokas, Mike Kulig, Elizabeth Burnette, Mona Bailey, Jason Sayward

**Public via Zoom:** Katie Hubbell, Nicole Morse, Colin Sykes, Dan Reiff

*Items will be kept in order of the agenda for easier reference.*

1. **Call to order: Mr. Ronzio calls the meeting to order at 5:00 PM.**
2. **Board to approve the minutes for January 3, 2024 and January 12, 2024.** Ms. LaBelle makes a motion to approve the January 3, 2024 minutes. Mr. Ronzio seconds the motion. Ms. Burgwardt abstains. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
3. Ms. LaBelle makes a motion to approve the January 12, 2024 minutes. Mr. Ronzio seconds the motion. Ms. Burgwardt abstains. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**4. Alliance Reports**

**A. Disposal System Construction Permits**

1. **460 Wells Road-** continued pending MUA with Lake District.
2. **77 Shawnee Shores Road-** BOH meeting 1/7/2024 continued, will review plan after the following criteria are met:
  - 1) Conservation Commission review for wetlands adjacent to site
  - 2) Deed restriction required, filed at the Registry of Deeds
  - 3) Installer to be trained and URI certified to install and start up this Advantex system. Installer also must have a Town of Becket septic Installer permit
  - 4) Operation and maintenance contracts required.

Ms. Spokas states the things should not be required before the property is sold. Ms. Burgwardt states the Board of Health is within its rights to require these stipulations. Ms. Spokas states there are other systems in Becket that do not have deed restrictions. Mr. Ronzio states each case stands on its own merits. Ms. Spokas states the buyer is putting the system in. Mr. Ronzio asks for Mr. Sykes' opinion. Mr. Sykes states his understanding is that it does need a deed notice, Mr. Sykes asks if the plan has been presented to the Conservation Commission. Ms. Spokas states the plan has been submitted to Conservation Commission and states if the plan meets all Title 5 requirements the Conservation Commission has no say. Ms. LaBelle states

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the Board will not issue a COC until all the requirements have been met. Ms. Spokas states the plans have gone to the buyers and they are aware of all the requirements. Mr. Ronzio states the buyers and Ms. Spokas should submit a statement to the Board of Health acknowledging that they are aware of all the requirements. Ms. Burgwardt makes a motion to approve the plan contingent on 1) Conservation Commission review for wetlands adjacent to site, 2) Deed restriction required, filed at the Registry of Deeds ; 3) Installer to be trained and URI certified to install and start up this Advantex system. Installer also must have a Town of Becket septic Installer permit, 4) Operation and maintenance contracts required, and 5) a written statement from the buyers that they are aware of all requirements. Ms. LaBelle seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

3. **634 Wade Inn Road-** COC pending. Installation done by R&H Weeks, no installer permit, no disposal system construction permit. Requests sent to installer to appear before board. Letter sent to R&H Weeks 1/12/24 advising they are prohibited to install in Becket. Continued.
4. **66 Woodmens Path-** Mr. Kulig states the plan is for a 2 bedroom home, with conventional chambers, requesting a 3 foot separation from groundwater. Mr. Kulig states there are no wetlands but they are requesting a variance for reduction in naturally occurring pervious soil from 48 to 46 inches. Ms. Burgwardt makes a motion to approve the plan. Ms LaBelle seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
5. **28 Brook Lane-** informal discussion request by Timothy Maginnis. Mr. Maginnis shows the board a copy of the plot plan by a registered land surveyor. Mr. Maginnis discusses the possible locations of the proposed tight tank and the challenges to place the system with setbacks to well, the buffer zone of a stream, and the limited size of the lot. Mr. Ronzio states the plan would need to also plot out the location of wells on abutting properties. Ms. LaBelle states the plan will also need to be reviewed by the Conservation Commission. Ms. LaBelle asks Mr. Sykes to confirm the setbacks for a well. Mr. Sykes states essentially this would be considered a holding tank and can be located 50 feet from a well. Mr. Ronzio sates letters would need to be sent to the direct abutters, advising them of the proposed plan. Continued.
6. **377 Loose Tooth Road-** revised previously approved plan, changing field location. Mr. Ronzio makes a motion to approve the revised design, Ms. Burgwardt seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**
- 7.

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8. **254 Benton Hill Rd-** DSCP based on 2002 perc test. 1/7/24 BOH meeting discussion of 2002 perc. Mr. Kulig states the existing home on this property burned down. Mr. Kulig states the soil percs used for the design were done in 2002. Mr. Kulig states he rarely likes to use someone else's percs, but he was comfortable with the results because they were done by White Engineering, witnessed by Bill Fuller, and under the current code regulations. Mr. Ronzio reviews the minutes for the January 3, 2024 Board meeting. Mr. Ronzio states the minutes state a new perc test would need to be done. Ms. LaBelle states 2002 was a very long time ago. Mr. Reiff states they were under the assumption that the perc was in perpetuity. Mr. Reiff states he thought that was the board's recommendation. Mr. Ronzio states he was very clear last month that a new perc needs to be done. Ms. Hubbell states she thought the board said if they were using the old plan a new perc would be required. Ms. Hubbell states we got a new plan and thought the perc was good. Mr. Kulig states with the ground frozen it is not a good time of year to be conducting perc tests. Ms. LaBelle states if they can verify the data she would agree. Mr. Kulig states he can do a test pit to verify the data. Ms. LaBelle makes a motion to approve the plan contingent on 2 test pits being done to verify the perc test. Mr. Ronzio seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**B. Title V Inspections**

- i. **2042 North Main Rd (Camp Lenox)-** pass
- ii. **77 Shawnee Shore Road-** fail
- iii. **97 Stoney Brook-** conditional pass. Board reviews the report that states the existing 1500 gallon tank was full of rain/ground water and it appears that the tank has a hole in it or a seam is leaking. Inspector Mark DelGrande recommends the tank should be pumpe to determine where the leak is, and the tank be patch or replaced. Ms. LaBelle makes a motion that the tanks must be pumped to determine where the leak is, if the leak cannot be located the tank must be replaced. Mr. Ronzio seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**D. Soil Percolation tests:**

- 1. **0 Plow Road-216.225** Mr. Fahey's monthly log states two additional deep holes to accompany the 2006 septic plan by Berkshire Engineering. Mr. Fahey witnessed the additional test pits indecember 2023. Mr. Ronzio states the plan would need to be redone and a survey would be needed.

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2. **66 Woodmens Path**
3. **0 Pill Drive 410.12.3**

**3. Housing Code Action Alliance**

- a. **44 Pleasant St-** correction order issued 4/19/2021
- b. **58 Depot St** - Title 5 report rejected, notice sent 10/23/2023. Alliance Update Oct 2023  
Overgrown yard, stairs to the right in disrepair. Missing a second floor porch with an  
unsecure door opening to the elements
- c. **23 Lady of the Lake-** Correction order sent 1/12/2022. Alliance Update October 2023- No  
changes, observed old truck cap, camper and other bulky items and debris on property  
and shed in disrepair. Uninhabitable placard not seen.
- d. **799 King Richard Dr** – Correction order sent 1/7/2022. Alliance Update October 2023 –  
Uninhabitable placard still present. Windows are boarded up and appears secure, no  
garbage or debris present
- e. **43 Pleasant St-** Correction order sent 4/8/2022. Alliance update August 2023-Work appears to  
be getting done on property.
- f. **59 Benton Hill Rd-** Correction order sent 8/29/2022. Alliance Update October 2023- No  
changes, unlicensed vehicle and clutter, trash and furniture remain.
- g. **99 Friar Tuck-** Correction order sent 10/1/2022. Alliance update August 2023- Abandoned  
camper on property
- h. **50 Hilltop Court-** Correction order sent 8/29/2022. Alliance Update October 2023- Minor  
changes, some cleanup of items/rubbish. Unlicensed vehicle remains
- i. **28 Brook Lane-** failed Title 5 on 7/2/2017. T5 non compliance letter sent 9/9/2022. 1/16/24  
request for informal discussion on design from Peter Maginnis
- j. **297 Prince John Dr-** Correction order sent 11/2/2022. Alliance Update October 2023 – Minor  
changes, some cleanup of items/rubbish. 2 Trailers still on property
- k. **155 Black Arrow-** Correction order sent 9/8/2022. Alliance Update October 2023 – No changes,  
Rubbish/Machinery still on property.
- l. **233 Gentian Hollow Rd-** No Occupancy letter sent 1/17/2024. Ms. Bailey states the no  
occupancy letter, addressed to Lee Burnette, was received at the home. Ms. Bailey states Lee  
Burnette has abandoned the property and they did not want to open the letter since it was  
addressed to him. Ms. Burnette states they wish to know what was in the letter. Mr. Ronzio  
reads a copy of the letter out loud. Mr. Ronzio states as the letter is now part of the public  
record he asks Ms. Lundberg to provide a copy of the letter to Ms. Bailey and Ms. Burnette.
- m. **336 Sir George Drive-** Correction order sent 3/1/2023. Alliance Update **October 2023 – Trailers  
and vehicles still onsite**
- n. **358 Prince John-** Correction order sent 8/12/2022. Alliance Update- October 2023 – Pre-  
condemnation order drafted to secure dwelling and comply with provisions. Board to  
confirm the deadline before it is sent.

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- o. 27 Prentice Place-** Correction order pending . Alliance Update October 23- Appears to have notice posted on grey door in front of building. Red doors ajar allowing persons or wildlife to enter freely. Yard overgrown but appears to be free of trash and debris in the front and neighbor facing side.
- p. 330 Wells Rd-** complaint regarding debris on the front lawn, machinery, lawnmowers. Added to inspectors list Dec 2023
- q. 376 Wells Rd-** complaint regarding debris, shed possibly built on property line, cut wood thrown into neighbor's property. Added to inspectors list Dec 2023
- r. 61 Porcupine Court-** Correction order pending, failure to comply. DSCP plan approved 12/1/2021. Plan approval expires 12/1/2024. Approved with contingency must be completed by 10/31/2023 and pumped once a year until then. Mr. Sayward states he is trying to get everything scheduled for the installation. Mr. Sayward states he is aware that he must apply for a separate septic Installer permit if he intends to do the installation himself. The board discusses an extension date on the deadline to install. Ms. Burgwardt asks if anyone is living in the home. Mr. Sayward states no one is living there. Mr. Sayward states he checked the existing tank in July 2023 and it was empty. Mr. Ronzio states someone should inspect the existing tank before it is crushed, and it should be pumped before it is crushed. Ms. LaBelle makes a motion to extend the installation deadline to June 1, 2024, with the added contingency that the existing tank must be pumped, inspected prior to being crushed, and the pump record submitted to the Board. Ms. Burgwardt seconds the motion. Ms. Burgwardt votes in favor. Ms. LaBelle votes in favor. Mr. Ronzio votes in favor. **Motion passes.**

**5. Full Circle Applications Received:**

**a. Food Service Establishment**

- 1. Sherwood Shoppe- approved contingent on receipt of a water test conducted within the last 30 days.
- 2. Becket COA- approved.

**b. Septic Installers**

- a. Better View Land Services-** approved contingent on receipt of renewed BCBOHA certificate with 3/31/2025 expiration.
- b. JR Wilkinson Construction-** approved contingent on receipt of renewed BCBOHA certificate with 3/31/2025 expiration.
- c. Chris Williams Excavating-** approved contingent on receipt of renewed BCBOHA certificate with 3/31/2025 expiration.

**s. New Business:**

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1. 323 Wells Road septic plan approved 1/6/2021. No record of installation or inspection. Deed for transfer of property 7/9/2021. No record of Title 5 inspection. Mr. Ronzio states a Title 5 compliance letter should be sent. Ms. Lundberg will send the property card to Mr. Sykes.
- t. **Old Business:**
  - u. **Public Input**
  - v. **Budget**
  - w. **Correspondence**
  - x. **Any other business to come before the Board**

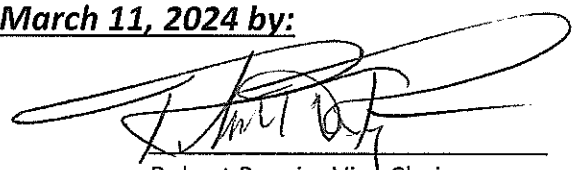
Ms. LaBelle makes a motion to adjourn at 7:40 PM. Mr. Ronzio seconds the motion. Ms. LaBelle votes In favor. Mr. Ronzio votes in favor. Ms. Burgwardt votes in favor. **Motion passed**

Meeting adjourned at 7:40 PM

**Meeting Minutes reviewed and approved on March 11, 2024 by:**

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Gale LaBelle, Chairperson



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Robert Ronzio, Vice Chair

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Laurel Burgwardt, Clerk