

BOARD OF HEALTH

Minutes of Meeting of April 13, 2010

Board members Mr. McNamara, Linda Huet-Clayton, Carol Bradford, Robert C. Leupold, Health Director and Michele Korman, Health Coordinator were present in the DPW conference room at 7:40pm and the meeting commenced at 8:00 p.m.

1. Minutes of Meeting of March 23, 2010 were approved
2. Invoices were approved
3. Correspondence was reviewed and included the following:
 - (a) Building memo- 36 North Road, property complaint- April 6, 2010
 - (b) MetroWest Community Health Care Foundation- Spring 2010 Issue
 - (c) Selectman memo- Notice of decision- Northwood at Sudbury- March 23, 2010
 - (d) Massachusetts Region 4A memo- H1N1 “Hotwash” and Lessons Learned interactive session- May 13, 2010
 - (e) Attorney General e-mail- Open Meeting Laws guidelines- April 2010
 - (f) MDPH memo- Regional Health Dialogues- The Health of Massachusetts MDPH report
 - (g) DEP memo- Notice of Intent- Groundwater Discharge Permit-Longfellow Glen- April 2010
 - (h) Zoning Board of Appeals memo- Notice of Public Hearing- May 2010
 - (i) DPH memo- Sudbury Police Department- April 2010
 - (j) MetroWest Community Health Care Foundation newsletter- “Ten Years Tall and Still Growing”

MRC:

- Board of Health meetings are scheduled for the first Tuesday of every month
- John Stevens has been appointed the new Chairman
- Pascal Cleve is not seeking re-appointment
- John Harding is not seeking re-appointment
- MRC is limited to having seven members
- MRC reports directly to the Board of Health
- MRC event scheduled for May 4, 2010 is to be held at the Goodnow Library from 7:00pm-9:00pm

Selectman’s Meeting May 4, 2010:

- Board members have been asked to attend the Selectman’s meeting on May 4th to discuss 1999 Board of Health Hauler’s Regulations
- The town of Sudbury’s recyclable amount would be used to determine the amount of money the town would receive for recycling purposes

**8:00pm appointment: Mark Kablack- Attorney Northwood Condominiums
Ralph Castagna- Castagna Construction Corp.**

Attorney Kablack and Mr. Castagna met with Board members to ask for amendments to the original permits that were approved and issued in the late 1990's for the original design plan pertaining to Northwood Condominiums.

Attorney Kablack is also asking the Board to consider editing and or total removal from the document language the list of services in the regulations that were included with the original approval for permitting including but not limited to the health care and transportation sections.

Mr. Castagna has asked the Board to review a new proposal for the continuation of development for Northwood Condominiums which would include 2 ½ story townhouse structures instead of the residential high rise towers that were originally designed. Included in this modified re-structuring would be a plan to downsize current unit count from 66 units to 43 units but to still keep the original 75-bed count that is included in the original permitting. Also being proposed is the removal of the current in-ground pool as well as the removal of the solarium within the clubhouse which would incorporate a more functional and economical design flow.

Attorney Kablack and Mr. Castagna are asking the Board's permission for two agenda items:

- (1) Modify the current waste disposal permit
- (2) Revise language incorporated within the Condo Association regulations as well as language within the regulations as it pertains to the overall function of the septic system.

Attorney Kablack and Mr. Castagna are also seeking the Board's permission to:

- (1) Go ahead with proposed changes to the original septic plan:
 - (a) Decrease units from 66 to 43
 - (b) 75 bed count
 - (c) 10,000 per gallon/per day system
 - (d) Modify clubhouse by removing pool and showers
 - (e) Limited use of community kitchen
 - (f) Detailed that the Board of Selectman have tentatively offered their approval to modify clubhouse/gazebo
 - (g) Attorney Kablack also detailed that restrictions were put on the project in 1999 by a condo association vote- these are the restrictions that he is seeking to rescind.

Mr. Robert Leupold, Health Director discussed:

- (1) In 1999 when the permitting process was taking place, the Board at that time wanted to include a list of services for the project which included:
 - (a) Health care services for residents
 - (b) Transport services for residents

- (2) These are the services that Attorney Kablack is asking the Board to rescind. He has discussed that these decisions should be made by the residents not the Board of Health or the Condominium Association.

Chairman McNamara:

- (1) Modify agreement
- (2) Has requested a written assessment from Attorney Kablack to the Board of Health for modification and rescinding purposes
- (3) The Board is also asking for a bullet-point presentation to be submitted for their review
- (4) Will recommend modifying and rescinding document as it appears in the Master Deed and the Condominium Association as it relates to buildings, health care, transportation and occupancy.

Chairman McNamara made a motion to vote to rescind those activities i.e. health care, transport as they appear in the Master Deed of the Condominium Association Regulations per approval of a written agreement provided to the Board of Health for review to amend the Condominium Association documents. Agree to rescind verbiage in Condominium documents as it pertains to buildings, health care, transportation and occupancy. This motion is subject to Board of Health approval of final drafted documents.

Motion Approved.

Meeting adjourned: 9:30pm

Submitted by:

Michele Korman
Health Coordinator