

**BOARD OF HEALTH**  
Gerald Picardi, Chairman  
Ralph Jensen, Clerk  
Robert Ogilvie, Board Member

**HEALTH AGENT**  
Kathleen M. Waldron, RS

# Town of Avon

## Massachusetts



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TOWN CLERK

*POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A S18-25*

**Board of Health**  
**October 8, 2020**  
**6:30 PM**  
**MINUTES**

**This meeting was conducted via Zoom. Meeting called to order at 6:30PM**

**Present:** Clerk, Ralph Jensen; Member, Robert Ogilvie; Kathleen Waldron, Health Agent and recording secretary; David Kelly, Kelly Engineering Group; Frank, Marinelli, Attorney representing Karas & Karas; Joseph Karas, owner of Karas & Karas Glass; Owners of Olu's African Food Market, Yomi and Ola Ayoola; Sharon Tesaro and Sevigne Pilet, Owners of 2GoLLC.

**Approval of Minutes:**

- Minutes from September 10, 2020- Mr. Ogilvie made a motion to approve minutes as drafted. Mr. Jensen seconded, both in favor (Mr. Picardi was not at the meeting yet).

Gerald Picardi, Chairman; joined the meeting.

**New Business**

- **Title 5 Change in use of building, 1 Kiddie Drive**

The new owner of this property is looking to add an 18,000 square foot addition that would be connected to the existing septic system. The existing building has two septic systems, both were inspected and passed in March of 2020. The existing septic tanks will remain as they are, and the new building will tie into one of the tanks. A 1,500-gallon tight tank will be added for floor drain waste and will be permitted through Department of Environmental Protection. It will be equipped with alarms, be double walled and will have access for pumping. Mr. Kelly explained to the board that the use of the building will be changing lesser intense use than the existing 4,388 gallons per day capacity (approved 2001). Based on current Title 5 guidelines, the rate of this system with the addition will be 3,500 gallons per day, based on 110 employees. The owner of the company, Mr. Karas, is not expecting that many employees. Changes will not impact any existing conditions. Will receive less flow than what was designed for. Health Agent is requesting floor plan designating the areas of warehouse and office, suggests a Title 5 Inspection in a year after occupancy (not construction) and to review water records to make sure they are within the 4,388 gallons per day.

Occupancy will be planned for a year from now. The building of the addition will hopefully start in the springtime. The septic system was designed for warehouse and office, that is not changing, just the size. Mr. Karas explained that Karas & Karas Glass is a wholesale distributor of glass and glazing products to the glass and glazing trade throughout New England. They are also contract glazers and install large curtain walls primarily in the Boston/Cambridge area. All construction is done on job sites. This location will take in product and redistribute. There will be some fabrication, polishing and beveling of the glass done on Kiddie Drive. The 18,000 square foot addition will be for truck distribution, glass going in, glass going out. Nothing is manufactured here, and the fabrication will not affect the septic system at all. No concern of chemicals going into the system. The Avon Planning Board approved the use of this building in the water supply protection district. Mr. Karas projects 40 employees in office staff and 40-50 in the warehouse. Maximum 110 employees. Confident with growth pattern, will not exceed. More growth would add a second shift, not more employees to the day. Abbot Health will remain in the space, they have a lease for five years.

Mr. Jensen made a motion to approve the use of the existing septic system with the addition of an 18,000 square foot. This approval was made with the understanding that the building will not to exceed 4,388 gallons per day or 110 employees, that a detailed floor plan will be provided to the Board of Health that demonstrates what parts of the building are warehouse and office space, and that a Title 5 inspection will be made in one year after occupancy as well as water usage will be reviewed. Mr. Ogilvie seconded, all in favor.

- **Title 5 Local Upgrade Request for 101 Memorial Drive, Collins Civil Engineering Group**

A new local upgrade approval was requested because during installation, the tank was set one foot closer to the property than what had previously been approved. The engineer is requesting a Local Upgrade Approval from section 310 CMR 15.211 of the State Sanitary Code which requires a minimum ten-foot (10') setback from a slab foundation to a septic tank. A local upgrade approval allowing a reduction from ten feet to a minimum of seven (7) feet is requested.

Mr. Jensen made a motion to approve the local upgrade request. Mr. Ogilvie seconded, all in favor.

- **New Food Establishment – Olu's African Market 157 Main Street**

The owners, Yomi and Ola Ayoola, are looking to open a mini African market to serve the communities of Avon, Randolph and Brockton. They are trying to open the market because there is no African market in this area. Most people are traveling to Boston or further for these types of products. This is the first brick and mortar store they have opened. Most of the food products will be coming from a distributor out of New York and New Jersey. All products will be dried, no cold or hot storing of food. No food will be consumed on the premise. If the operations change or expand (food is being prepared on premise) the owner shall go before the Board of Health again. The Health Agent is requiring an inspection prior to opening.

The Board of Health has no objections.

- **New Mobile Food Truck – 2Go LLC, DBA 2Go Box**

Looking to sell \$5 healthy option plates to people, chicken and rice bowls, chicken wings etc. from their mobile food truck. In the past, Ms. Tesauro was a waitress and bartender. Mr. Pilet worked from 2000-2005 Five-star catering in Boston. They both have lot of experience in the food business. They are seeking permission through the Board of Selectmen for use of DeMarco park. They have a commissary in Brockton for food storage and washing dishing. All food prep will be done at the commissary. Fire chief was notified for propane and open flames. Just weekends for now, would be looking to expand in the future. They need an inspection of the truck prior to being able to open and operate.

The Board of Health has no objections.



- **647 West Main Street**

The owner of this property told the Health Agent he didn't have running water or a properly working septic system. An order letter had been issued. The owner since told the Health Agent that he has fixed the water and was going to allow for an inspection. He had changed his mind and the inspection was never made. Health Agent has concerns with the conditions he is currently living in and has received complaints from the neighbors. This property has a history with the Board of Health, Mr. Picard mentioned that the previous health agent and himself had to address some issues about fifteen years ago. The Health Agent also has a concern about heat in the winter. Owner mentioned that he was going to obtain a firearm, legally or illegally. The next step would be to obtain a court order to get into the house. No other known family. The Board doesn't want the Health Agent to enter the property alone. The Health Agent will look into what the next steps are.

- **Public Health Nurse**

Randolph hired a public health nurse the Health Agent is requesting the board vote to appoint the public health nurse and agree to enter into a intermunicipal agreement with Randolph. If this is to move forward, the previous public health nurse will receive notice from the Board of Selectmen letter terminating services.

Mr. Ogilvie made a motion to appoint Ann Martin as the Public Health Nurse and enter into an intermunicipal agreement with the Town of Randolph pending Board of Selectmen approval of the Internuncial Agreement and appointment of public health nurse. Mr. Jensen seconded.

- **COVID-19**

Avon is a red "high risk" community again this week. The data is a two-week range, starting on Sunday to Saturday. This system of colors will be challenging because we are such a small community and five positive cases makes us red. Avon is still in step 1 of phase 3, we need three weeks of unshaded color to move to step 2. This is affecting a couple businesses in town.

- **Health Agent Report**

See attached.

### **Old Business**

- **12 and 14 North Main Street**

No update.

### **Other:**

- A warrant in the amount of \$59,134.91 was approved for FY2021 payment.

- FY2021 Budget Update

Below is a summary of year to date spending:

Account		Spent	Balance
BOH Expenses	01-510-002	\$3,523.25	\$4,476.75
Public Health Nurse	01-529-001	\$0.00	\$10,000.00
COVID-19	21-510-907	\$1,654.82	\$5,345.18
ACES	01-510-002	\$0.00	\$10,000.00
ACES Earmark Funding	21-510-985	\$0.00	\$0.00
Waste	01-433-002	\$76,336.29	\$417,163.71

- The flu clinic will be Wednesday October 14 from 12-5 at St. Michael's Church. This will be a drive through event where everyone stays in their car.
- There has been not much guidance on Halloween, specifically trick-or-treating. If we continue to stay red and see positive cases in school the Health Agent suggests having another meeting to discuss trick-or-treating.
- Trash contract is expiring soon. The Health Agent has reached out to Stoughton to see if they are interested in being Avon's trash hauler. Waste Management called us to see if Avon would be interested in continuing services. Waste management is willing to have a meeting with the Board of Health to discuss the issues we are still encountering. The board discussed if there is a new company, there is still going to be a learning curve. The Board has concerns if we don't use Waste Management as a hauler what we will be charged for our recyclable material. The Health Agent thinks with a new contract, some issues will need to be address such as additional weekly trash and tighten up the bulk collection program. While COVID-19 is still happening, the Board would like to look into extending contract with Waste Management for a year. Complaints have lessened from residents. The Board still feels very strongly about having a designated driver for the town of Avon.
- The Board designated Kathleen Waldron as the Animal Inspector for the year.

**Next Meeting:**

- Thursday November 12, 2020 at 6:30PM via Zoom

Mr. Ogilvie made a motion to adjourn. Mr. Jensen seconded, both in favor. Meeting ended at 8:15PM

**ATTEST:**

*Ralph Jensen*

**DATE:**

*11/19/20*