

# Town of Stoughton

## BOARD OF HEALTH MEETING MINUTES

*Andrew M. Tibbs, Chair ♦ Steven Snyder, Vice Chair ♦ Richard Parolin ♦ Ellen Epro ♦ Michael Varner*

The Stoughton Board of Health held this meeting on Thursday June 12, 2025 at 6:00 p.m. In accordance with the Governor's order allowing public bodies to hold open meetings in person, remotely or in a hybrid fashion extended to June 30, 2027, the meeting was conducted both in person at Town Hall, 10 Pearl Street, Stoughton, MA 02072, 3<sup>rd</sup> floor Yaitanes conference room– and by remote participation via Google Meets.

**Members present:**

Mr. Steven Snyder, Vice Chairman      Mrs. Ellen Epro      Mr. Michael Varner

**Members Absent:** Mr. Andrew Tibbs, Chairman and Mr. Richard Parolin

**Also, Present:**

Lawrence Perry, Town Sanitarian, Sean Leahy Asst. Town Sanitarian

**Present virtually:** Attorney Brian Winner, Town Counsel

Mr. Snyder, Vice Chairman called the meeting to order at 6:02 p.m., announcing it is being conducted both in person at Town Hall and virtually via Google meets as posted. Mr. Snyder stated the first item on the agenda is a Public Hearing and unfortunately, the meeting needs to be continued to June 23. He welcomed a motion to open the public hearing in order to continue the meeting until June 23<sup>rd</sup>.

Mrs. Epro made a motion to open the public hearing and continue the meeting to June 23<sup>rd</sup>. Attorney Winner apologized for interrupting and asked what time the public hearing will be held on the 23<sup>rd</sup>. Mr. Snyder responded, at 6:00 p.m.

Mr. Varner seconded Mrs. Epro's motion.  
On the vote:

Mrs. Epro – yes      Mr. Varner - yes      Mr. Snyder– yes

Vice Chairman Snyder reiterated the public hearing has been continued to June 23<sup>rd</sup> at 6:00 p.m. An unnamed speaker asked if any backup material for the meeting on the 23<sup>rd</sup> would be available online prior to the meeting, specifically regarding the transfer station.

Mr. Perry let the group know copies of the letter from WinWaste are available at the front window of the Board of Health office. Mr. Leahy will also post it on the BOH web page. Mr. Peter Buckley, a member of the SRA (Stoughton Redevelopment Authority) inquired why the property owners of the facility in question were not notified of the proceedings.

Attorney Winner responded, the applicant, Matt Hughes of WinWaste, who is not in attendance this evening should be the one to answer this, as it is WinWaste's application. Atty. Winner said the Board just voted to continue the public hearing to the 23<sup>rd</sup>, and while it is a valid concern, it should be discussed at the meeting on the 23<sup>rd</sup>, not this evening.

Ms. Lisa Lyons identified herself as a former member of the SRA and resident of Stoughton. She said it would have been considerate of this Board to notify the owners of the property (SRA), while not required, she felt it would have been the considerate thing to do as a matter of courtesy.

## **II. Variance / Extension Requests**

### **A. 1305 Washington Street (continued from 04/17/2025)**

Stephanie Hoban from Strong Point Engineering requested reconsideration of the Board's order to shut-off the secondary water source at the garage located at 1305 Washington Street. She stated it is the only outdoor spigot. As of now, the tenant has been instructed to cease any sort of car washing on site.

Mr. Snyder recalled the board had previously voted to have the water shut off at the outside source due to inadequate handling of the discharge and unless the business has made changes or intends to make changes, the vote stands. Mrs. Epro asked if it was ever determined why there was in fact soapy water all over the bay floor, which was reported at the last meeting. The Board never heard of a reason why.

Mr. Snyder welcomed a motion. On a motion made by Mr. Varner to deny the appeal to allow water usage at the outside source, and seconded by Mrs. Epro, the Board voted unanimously to deny the appeal.

On the vote:

Mrs. Epro – yes                      Mr. Varner - yes                      Mr. Snyder– yes

### **B. 756 Washington Street – KPA Restaurant Dumpster pad variance request**

Mr. Perry said he just received the variance extension request that day for a 90-day extension. He let the property owner and the business owner know it might be in their best interest to attend tonight's meeting. He added there is nobody here on behalf of this property. The Board discussed the ongoing issue of responsibility between the property owner and tenant and the lack of a clear plan and timeline. Mr. Perry said he understands there is an agreement between the property owner and construction company, but Mr. Perry is concerned the construction company may not be familiar with the town's rules and regulations for dumpsters.

Mr. Snyder welcomed a motion to extend the meeting for 30 days and to have both the property owner and tenant present at the next meeting. Mr. Varner made that motion and seconded by Mrs. Epro, the Board voted unanimously to extend the dumpster variance for 30 days, contingent on both the property owner and tenant appearing at the next meeting.

On the vote:

Mrs. Epro – yes                      Mr. Varner - yes                      Mr. Snyder– yes

Mr. Perry raised concerns over multiple overflowing dumpsters at the 756 Washington Street property. He noted the multiple dumpsters are shared among businesses and the town needs to assign responsibility and potentially implement fines for improper maintenance. He suggested the property owner should provide written documentation and communicate with the contractor to establish a clear plan.

## **III. Town Council Update**

### **A. 1156 Park Street – manufactured home septic project update**

Attorney Brian Winner reported that the Mobile Home Park at 1156 Park Street has a new attorney who requested a continuance to the next meeting, as he was not available to attend tonight nor did he have a chance to view the latest peer review report. Attorney Winner respectfully asked the Board to refrain from discussing the latest peer review report until the next meeting with the Mobile Home Park's new attorney present.

Ms. Sharon Kaye, a resident of 1156 Park Street, expressed frustration with repeated extensions and lack of communication regarding the ongoing issues with the property. She stated she has attended every

meeting, and recently listens in online, but has kept silent. She wants to be heard tonight. She asked everyone in attendance how they would feel if they had to deal with this ongoing issue.

Mr. Snyder responded to Ms. Kaye by saying the Board sympathizes with her and they are doing everything they can.

Attorney Winner stated he would communicate Ms. Kaye's concerns to the property owner and their attorney, who will be present at the next public hearing. Atty. Winner will provide the owner's attorney access to a recording of this recording of this meeting.

A motion was made by Mr. Varner and seconded by Mrs. Epro to continue this item until the next meeting.

On the vote:

Mrs. Epro – yes                      Mr. Varner - yes                      Mr. Snyder– yes

#### **IV. Sanitarian Update**

##### **A. 145 Sharon St. – Mobil - Tobacco Violation / Permit Suspension**

Mr. Leahy let the Board know the owner of 145 Sharon Street was invited to attend this meeting. Hearing no one present on behalf of 145 Sharon St., Mr. Leahy explained to the Board the owner paid the \$2,000 fine for their second tobacco violation. Along with the fine, a second tobacco offense penalty calls for a 7-day permit suspension. As no written appeal for the suspension was received, a motion was made by Mr. Varner and seconded by Mrs. Epro to suspend the tobacco license for seven days, beginning on Monday, June 16, and ending on June 23. The 7-day suspension was approved.

On the vote:

Mrs. Epro – yes                      Mr. Varner - yes                      Mr. Snyder– yes

##### **B. 464 Canton Street – Housing / failed residential septic / legal issues occupant / owner**

Mr. Perry explained this property is still non in compliance with Title V regulations. There are plumbing and septic issues along with an ongoing court case. No further update was available and the Board will revisit this at their next meeting.

##### **C. 33 Monk Street – Housing / Zoning Building Code Violation**

Mr. Leahy updated the Board letting them know the property owner who also resides on the property is making some progress. The camper that had been there was removed. Mr. Snyder asked if the camper was occupied, or just sitting there. Mr. Leahy said it appears it had been occupied, it was plugged in. He added, the owner is working with the town and zoning enforcement officer.

#### **V. Correspondence**

##### **A. Open meeting minutes from May 15, 2025**

Mr. Varner made a motion to approve the minutes with any deletions or corrections. Mrs. Epro seconded.

On the vote:

Mrs. Epro – yes                      Mr. Varner - yes                      Mr. Snyder– yes

Mr. Perry mentioned the Mobile Park's license to operate was previously approved to July 15<sup>th</sup>. After a discussion on when the Board would hold their next meeting in order to vote on extending the Mobile Park's permit beyond July 15<sup>th</sup>. Mr. Snyder welcomed a motion to extend the Mobile Park's Permit to operate to a date to be determined. Mrs. Epro made the motion. Mr. Varner seconded.

On the vote:

Mrs. Epro – yes                      Mr. Varner – yes                      Mr. Snyder – yes

Mr. Parolin made a motion to adjourn. Mrs. Epro seconded.

Mr. Parolin – yes

Mrs. Epro – yes

Mr. Snyder – yes

Mr. Tibbs – yes

The meeting adjourned at 6:37 p.m.

#### **DOCUMENTS USED DURING MEETING**

1. Public hearing notice for the Request for a Minor Site assignment at 100 Page Street originally scheduled for June 12, 2025 posted in the Patriot Ledger May 21 through June 10, 2025. 1 pg.
2. Open meeting minutes of May 15, 2025 – 4 pgs.
3. Letter from WINWaste dated May 7, 2025 to Mr. Andrew Tibbs, Board of Health Chairman requesting minor site assignment modification. 2 pgs.
4. Letter from Eric Dias, President of Strong Point Engineering requesting the Board of Health reconsider their vote to have exterior water spigot turned off at 1305 Washington St. 1 pg.

Open session minutes of May 15, 2025 approved at this meeting.