

# Town of Stoughton

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## BOARD OF HEALTH MEETING MINUTES

*Andrew Tibbs, Chair ♦ Richard Parolin ♦ Ellen Epro ♦ Michael Varner ♦ Michael Taylor*

The Stoughton Board of Health held this meeting on Thursday August 21, 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, 1<sup>st</sup> floor Fitzpatrick room and by remote participation via Google Meets.

### **Members present:**

Mr. Andrew Tibbs, Chairman      Mrs. Ellen Epro      Mr. Richard Parolin  
Mr. Michael Varner      Mr. Michael Taylor

### **Also, Present:**

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

### **I. Public Hearing: 100 Page St. C&D Facility: Minor Modification Request**

(Continued from June 23, 2025)

Chairman Tibbs called the meeting to order at 6:05 p.m. and announced the first order of business is the public hearing on 100 Page St., the C & D Facility that was continued from July 24, 2025. Mr. Tibbs said the applicant, Win Waste has requested this hearing be continued again. He said the request is reasonable and he is happy to keep the communication open. Mr. Tibbs mentioned if there is anyone here who wishes to speak and has not spoken previously, or has anything new to add, he will allow it.

Ms. Roberta Harback, Chair of the Stoughton Redevelopment Authority (SRA) addressed the Board. She said she has attended each of the public hearings on this application while mostly remaining silent. She said the Board of Health has been meeting with Win Waste since January and she believes Win Waste has also met with the Town Manager. Ms. Harback said the SRA are stewards of this property for the time being. As stewards of this property, the SRA has never been included in these conversations, nor has anyone asked their opinion on the matter. She said the SRA has been working on this for over 2 years, spending legal fees trying to straighten out the lease. Ms. Harback said the SRA has asked the town and the entity the lease is with for information and they have not gotten any answers. She mentioned the lease is up in 2028 and there has not been any negotiations on extending it yet. Ms. Harback said she thinks it is sad the SRA has not been included in any discussions.

Mr. Mark Sankevich, a resident of Walters Way spoke next thanking the Board for continuing to hold these meetings. He read from M.G.L. 310 CMR section 1622, which states the BOH may decide when something is a minor modification. He said this is not a minor modification because construction and demolition debris is not equal to municipal solid waste. Mr. Sankevich asked the Board to either find this application is not a minor site assignment, or at the very least find it to be an alternative use, which would require a new application along with a site suitability report to include a traffic and site study and further notification to abutters.

Mr. David Lurie of Robinette Road spoke next saying he believes the application is premature because in the coming months, SEMASS' lease will be ending. He suggested the Town Manager should work that out and get the best possible deal for the town before deciding on this application.

Mr. Tibbs asked if there were any further comments from members of the public. Hearing none, Mr. Parolin made a motion to close the public hearing.

Mr. Tibbs said he thinks we should keep the hearing open. Mr. Perry reminded the group the applicant, Win Waste did request we continue the public hearing to September 25.

Mr. Varner asked for clarification from Mr. Parolin on his motion to close the public hearing to which Mr. Parolin explained, approving the request to change the site assignment would cause several unwanted consequences, including an increase in truck traffic. He said if the request is denied the town can work on a new site assignment and review everything.

Mr. Parolin made a motion to deny the minor modification request.  
Mr. Tibbs asked for a second. Hearing none, he said the motion is defeated.

Mr. Varner made a motion to continue the public hearing to the next meeting in September.  
Mr. Taylor seconded.

On the vote:

Mr. Varner – yes                      Mr. Taylor – yes                      Mr. Parolin- no                      Mr. Tibbs - yes  
Mrs. Epro – inaudible?

Mr. Tibbs said the public hearing is continued to the next meeting, or September 25.

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

### **A. 25 Deer Run – Potable Well variance request**

Mr. Perry said this is a new construction lot. They are requesting a variance of the well, which has already gone in. They are requesting a variance from a 25-foot setback to 22 feet. Mr. Perry told the Board his office did receive a letter from the engineering company confirming there are no septic systems or reserve areas within 100 feet. Mr. Perry said he knows of no reason not to approve the request.

Mr. Anthony Conti, on behalf of Adam Quatcaro confirmed Mr. Perry stated the facts perfectly. He said his client purchased the property with the well where it is, which is actually 22.6 feet from the property line. He said it would be very expensive to relocate the well.  
Hearing no questions from Board members or abutters, Mr. Tibbs welcomed a motion.

Mr. Parolin made a motion to approve the variance request. Mr. Varner seconded.

On the vote:

Mr. Varner – yes                      Mr. Taylor – yes                      Mr. Parolin- no                      Mr. Tibbs - yes  
Mrs. Epro – inaudible?

### **B. 756 Washington St. – KPA Restaurant dumpster and variance request (continued from July meeting)**

Mr. Perry said he sent a letter to Mr. Piazza, owner of the property as the Board requested at the last meeting. He also visited the site to verify how many dumpsters were out of compliance. There are four solid waste dumpsters and two 55 gallon grease drums that are unsecured and one grease dumpster. Mr. Perry asked Mr. Piazza, attending virtually to come forward.

Mr. Piazza, owner of property at 65 Porter St and 752-756 Washington St. spoke next. He said he is only aware of the two dumpsters being used by Olivio's restaurant and KPA's restaurant. He noted the two other dumpsters are used by other businesses and he was not aware they were an issue. Mr. Piazza referred to the new building under construction to the right of his properties on Washington St. He allowed the developer of the new building to use his property to access the construction site. In exchange, the developer has agreed to repave Mr. Piazza's property where the restaurant dumpsters are located. He said he does have an agreement; however, there was no set period given. He added all the work being

done now is on the inside of the building, nothing is being done on the outside. Mr. Piazza suggested the town put pressure on the developer to have the parking lot paved.

Mr. Yves Olivio from Olivio's restaurant was in attendance and requested an extension for the dumpster variance.

Mr. Kelly Francois, owner of KPA restaurant spoke next and asked for an extension. He said he has been inconvenienced throughout this process and it needs to be addressed by the contractors.

Mr. Parolin asked if there is a way of contacting the developer and get a time line for paving the lot. Mr. Piazza responded he was given a time line of two months, but he said this is doubtful.

Mr. Tibbs asked Mr. Perry to send a letter inviting the developer to the next Board of Health meeting. After a brief discussion, Mr. Tibbs stated he would be satisfied with something in writing such as a plan showing what they intend to do and when.

Mr. Parolin made a motion to extend the dumpster variance for one month. Mr. Varner seconded.

On the vote:

Mr. Varner – yes

Mr. Taylor – yes

Mr. Parolin- yes

Mrs. Epro – yes

Mr. Tibbs - yes

C. 793-795 Washington Street – proposed new FE Dumpster variance request

Mr. Perry explained this is for a proposed new restaurant and bar that shares the back area with Toffee Social at 10 Wyman Street. The applicant is the owner of both businesses. Toffee Social currently has a 2-yard dumpster on wheels because there is no room behind the building for a dumpster truck to get in. They are proposing to add a 4-yard dumpster on wheels so it can also be brought in and out of the approximately 10 foot wide alley. Mr. Tibbs welcomed anyone here on behalf of this application to come forward.

Ms. Jennifer Christie, general contractor with Kadin Construction, attending virtually introduced herself.

Mr. Tibbs mentioned seeing the waste management plan and diagram Ms. Christie provided.

Ms. Christie pointed out the recycling bin shown on the diagram will have a flip top. She mentioned her client is planning to have the dumpsters picked up at a minimum of one time per week initially. They will make changes if additional picks ups are needed. The business owner would monitor the dumpsters and make every effort to keep them in compliance.

Mr. Tibbs asked if the dumpster company is able to wheel out the current 2-yard dumpster and an additional 4-yard dumpster to be emptied and if there have been any issues due to inclement weather.

Ms. Christie replied the dumpster company is able to wheel out both size dumpsters and the 4-foot size is the largest size able to be wheeled. She said they have not had any problems at all so far and she does not anticipate any issues in bad weather.

Mr. Parolin questioned who would wheel out the dumpster and whether traffic would be blocked during the process. Ms. Christie said the dumpster company blocks the driveway to the business during pick up, but not the street. After a discussion on possible affects on traffic and the times of day when pickups are scheduled, it was suggested by Mr. Tibbs that the Board could approve the variance for 6 months from the date the establishment opens.

On a motion made by Mr. Varner, and seconded by Mr. Taylor it was so voted to approve the variance for six months once the business opens. The Board will then revisit this to see if there are any concerns.

On the vote:

Mr. Varner – yes      Mr. Taylor – yes      Mrs. Epro – yes      Mr. Parolin – yes  
Mr. Tibbs – yes

### III. Sanitarian Update

#### A. 1305 Washington Street; Huggard & Ewing tight tank & sewer connection update

Mr. Perry provided an update noting the engineer; Eric Diaz of Strong Point engineering was not able to attend this meeting because he is at another meeting in town hall this evening. He did submit documents requesting an additional 90-day extension in order to explore a low-pressure force main for a sewer connection.

Mrs. Epro asked if 90 days would be enough time for construction. Mr. Perry clarified that the extension request was to provide another update at the November meeting, as they are still exploring options, including an on-site Title 5 upgrade.

Mr. Varner made a motion to extend for 90 days. Mrs. Epro seconded.

On the vote:

Mr. Varner – yes      Mr. Taylor – yes      Mr. Parolin- yes      Mrs. Epro – yes  
Mr. Tibbs - yes

#### B. 1156 Park Street – Kelley’s manufactured home park (continued from 7/24/2025)

Mr. Tibbs stated the attorneys are still discussing this and the Board will schedule an Executive Session with our attorney between now and the next meeting. He said we should table this until after that executive session meeting.

Ms. Sharon Kaye, resident of the Mobile Park attending virtually, asked if Mr. Tibbs is saying the attorney’s did not have time to discuss this between the last meeting and this meeting. Mr. Tibbs said, no the attorneys have been discussing this but they have not reached an agreement. He said the matter is going to superior court and is in active litigation.

### IV. Correspondence

#### A. Meeting minutes of July 24, 2025

Mr. Tibbs asked if there were any comments on the minutes. Mr. Parolin said he had not attended the meeting, but had a question about the town hall dumpster variance. He asked whether the abutting property owner had provided anything in writing stating he has no objection to the variance. Mr. Perry said he believes Bill Roth the Town Planner has something and will follow up with him.

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

On the vote:

Mr. Varner – yes      Mr. Taylor – yes      Mrs. Epro – yes  
Mr. Tibbs - yes      Mr. Parolin- did not vote

Mr. Parolin made a motion to close the meeting. Mrs. Epro seconded.

On the vote:

Mr. Varner – yes      Mr. Taylor – yes      Mrs. Epro – yes  
Mr. Tibbs - yes      Mr. Parolin- did not vote

On a motion made by Mr. Parolin and seconded by Mrs. Epro to close the meeting at 7:07 p.m. it was so voted 4-0 to adjourn.

On the vote:

Mr. Varner – yes    Mr. Taylor – yes    Mrs. Epro – yes    Mr. Parolin – yes    Mr. Tibbs - yes

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## DOCUMENTS USED DURING MEETING

1. Letter dated May 7, 2025 from Win Waste Innovations requesting a minor site assignment (2 pgs.)
2. Letter dated August 13, 2025 from Lyle Devenish, Outback Engineering re: a potable well variance request at 25 Deer Run
3. Photo, hand drawn diagram and Waste Management plan provided by Ms. Jennifer Christie of Kaden Construction re: 795 Washington St. dumpster variance request (3 pgs.)
4. Letter dated August 21, 2025 from Eric Dias, Outback Engineering requesting 90-day continuance of sewer extension at 1305 Washington St.
5. 1 pg. pumping agreement dated May 1, 2025 from Kristina Biagini, between Stoughton Pumping and Huggard & Ewing
6. Open session minutes of July 24, 2025 – 7 pgs.

Open session minutes of July 24, 2025 approved at this meeting.