

Bernadette Chirokas, Chair
Leanne Jasset, Vice-Chair
Emma Reidy, Member

Kylee (Sullivan) Foley, Director
Mavis Stephany Lopez Silva,
Office Manager



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TOWN OF DEDHAM BOARD OF HEALTH

Meeting Minutes of Tuesday, April 30, 2024

Location: Town Hall (450 Washington Street) Room 304

The following Board of Health Members were present:

Bernadette Chirokas, Chair
Leanne Jasset, Vice-Chair
Emma Reidy, Member

The following staff were present:

Kylee (Sullivan)Foley, Health Director
Catherine (Katie) Paciorkowski, Public Health Nurse
Rachel Smith, DOSA Program Director

Meeting is called to order Tuesday, April 30, 2024 at 5:30PM

Discussion & Vote: Election of Officers: The Board of Health welcomed newest member, Emma Reidy. The Board voted to reorganize its members. Member Leanne Jasset voted Bernadette Chirokas as Chair, Member Emma Reidy seconded the vote. Chair Bernadette Chirokas nominated Leanne Jasset as Vice Chair, seconded by Emma Reidy. The Board voted to reorganize as follows:

- **Bernadette Chirokas, Chair**
- **Leanne Jasset, Vice-Chair**
- **Emma Reidy, Member**

Discussion & Vote: 03/19/2024 Meeting Minutes: Vice Chair Leanne Jasset made a motion to accept the minutes as presented, which was seconded by Bernadette Chirokas. Member Emma Reidy abstained from this vote. The Board voted to accept the minutes as presented 2-0, Emma Reidy voted present.

Public Hearing: Rocky Ridge Road Septic Variance Request: This variance request went before the Board of Health at the January 09, 2024, meeting. During this meeting, the Board conditionally approved a shared septic system at Rocky Ridge Rd. for three, 3-bedroom dwellings. The following conditions were placed on this variance approval:

1. Compliance with Title 5.
2. The addition of metes/bounds on the submitted plans.
3. The submission of individual plans for each lot with potable well information.
4. The completion of additional percolation testing with test pit(s) (1-2 test holes and percs) at the time of filing the individual plans and before final review for each.

Applicant Gregory Carlevalle, and system designer, Scott Henderson, provided documentation that complies with conditions 1-3 as listed above. However, additional percolation testing outlined in condition 4 is unable to be met due to recent rainfall and high groundwater levels. As a result, Director Foley joined Mr. Henderson for additional soil assessment through deep test holes on April 2, 2024, to better characterize the soil profile of areas of the soil absorption system that had not been previously tested.

As percolation testing is not feasible given the high groundwater level, Mr. Henderson redesigned the soil absorption system by reducing the size to better fit the available percolation testing and soil assessment data. This reduction in size of the soil absorption system remains in compliance both with the sizing requirement outlined in Title 5 and the Board of Health's local requirements for shared systems.

Scott Henderson of Henderson Consulting provided additional information to the Board. He stated that the applicant is hoping for an amendment to the prior variance that was issued strictly based on the current conditions of the groundwater that do not allow them to conduct the percolation testing as requested, while remaining economically viable given the timeframe of the construction.

Vice Chair Leanne Jasset asked for Director Foley's recommendation. Director Foley recommended conditional approval of this request contingent on the updated applicant information that was received, compliance with Title 5, and amendments outlined in the Grant of Title 5 Covenant and Easement from Town Counsel. Vice Chair Jasset inquired on the timeline that will be given to ensure compliance and Director Foley stated that inspections would be conducted throughout the construction process to confirm compliance with Title 5 and verify these conditions are met. Vice Chair Jasset made a motion to accept the variance contingent on the following:

1. Compliance with Title 5.
2. Compliance with the addition of metes/bounds on the submitted plans.
3. Compliance with the amendments recommended by Town Counsel, and Grant of Title 5 Covenant and Easement being adjusted in that document.

The motion was seconded by Chair Chirokas. The Board voted 3-0 to conditionally approve the variance.

Discussion: Dedham FY2025 MVP Grant for the Manor neighborhood: Chair Chirokas attended recent meetings about the Manor Neighborhood Flood Mitigation study. The Manor has experienced recent floodings after large rain events. The Engineering Department has been working closely with the neighborhood to discuss work that has been accomplished through the State's Municipal Vulnerability Preparedness (MVP) Grant program and is hopeful to gather letters of support for continued funding. The Health Department, DPW, and Town Management have also worked on this matter. Director Foley will keep the Board updated on any developments and advisement from Town Counsel regarding ways in which the Board can provide support for this work.

Discussion: Board of Health Representative for Council on Aging: The Council on Aging (COA) will need a new Board of Health Representative as current representative Vice Chair Jasset, expressed interest in stepping away from this position. The Board will consider options and will revisit this item at a future meeting.

Update from Health Director

Introduction to new Dedham Health Department Staff

- Catherine (Katie) Paciorkowski, Public Health Nurse
- Rachel Smith, DOSA Program Director

The Health Department team welcomed new members, Katie Paciorkowski and Rachel Smith. Both Katie and Rachel were present at the meeting and introduced themselves.

14 Arbor Ln: The property has been put on the market for sale.

127 Curve St: The court appointed a receiver to correct the sanitary code and building code violations on this property. Town Counsel is reaching out to the receiver to learn more about their plan for addressing the violations.

OpenGov: The Health Department rolled out the use of OpenGov for annual permits expiring on June 30th. All permit holders were contacted via email about this change and were provided with guidance on how to create OpenGov accounts and submit permit applications.

New Food Establishments

- Mix-Ins, 248 Bussey St. Dedham, MA 02026
- Few and Far, 566 High St. Dedham, MA 02026

UNO Pizzeria and Grill: The Dedham Fire Department responded to a fire at UNOs last week. While there appeared to be no actual damage to the kitchen facilities of the establishment, Assistant Director Leontia Flanagan worked with the restaurant to ensure proper food safety procedures were followed. UNO Pizzeria and Grill was reopened.

Old/New Business

Chair Chirokas inquired if there have been any updates about the Cannabis Working Group. The Working Group has not met since their first meeting.

Vice Chair Jasset stated that she has received concerns about smoking at hotels in town, including the Holiday Inn and Fairfield Inn. Director Foley will work with hotel management to address these concerns; as well as ensure all hotel guests and staff are aware of designated smoking areas and restrictions.

Public Comment No public present for comment.

Vice Chair Jasset made a motion to adjourn the meeting at 6:29 PM. Member Emma Reidy seconded this motion, and the Board voted unanimously to adjourn the meeting at 6:29 PM, Tuesday, April 30, 2024.