

Board of Health  
Town of Northfield  
Meeting Minutes  
November 30, 2017

Meeting called to order: 5:45 pm

Members Present: Robert MacEwen, Phil Baker, David Balk

Review of minutes: Motion to accept minutes as presented: Robert MacEwen

- Second: David Balk
- All in favor

New Business:

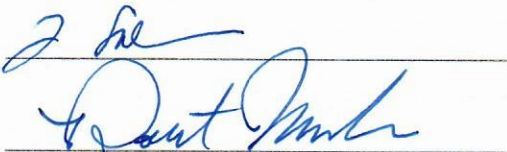
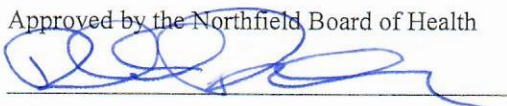
- Motion to Purchase "Skid Steer" for the Transfer Station: Robert MacEwen
  - Second: Phil Baker
    - Discussion: This purchase would be made in conjunction with the Highway Department for use by both departments. The equipment is needed for snow removal and to move large equipment and other items.
  - All in favor
  
- Air B & B: Present for discussion is Joan Stoia and Willy Morales, Town Administrator.
  - Discussion: The Board is beginning the process of setting new town by-laws and regulations for the emerging "Air B & B" services. The goal of the Board is to have complete by-law prepared for Annual Town Meeting in June 2018.
  - There have been a growing number of homes in Northfield that are advertising for this service on the Air B & B website and other similar websites.
  - Concerns:
    - Is the property complying with the Board of Health regulations as they relate to # of bedrooms/ capacity with the septic design for the existing structure?
    - What if any liability is there with respect to food in the home? Are homeowners providing/serving/charging for food and if so, are they complying with regulations as they related to Food Safety?
    - Is the property in compliance with local Zoning? {this would be a matter for the zoning board}
    - Joan Stoia offered insight as to what is involved for a Bed and Breakfast to comply with Food/Health and safety issues and expressed concern that regulators {Board of Health} cannot be assured homeowners are compliant without clear regulations and oversight. She urged the Board to do further research. Ms. Stoia stated Air B & B is a "company that provides short term rentals" and thus should be regulated as such.
    - Willy Morales offered the Board assistance in reaching out to other towns to see what is currently in place.
    - Board of Health would like to set standards to regulate lodging as a whole. The State has offered little in the form of guidance with respect to Air B&B.

- Updates to the Transfer Station flyer.
  - Discussion: The flyer needs to be updated to reflect current pricing and recycling information and to address continuing problem of patrons not having sticker visible to Transfer Station staff or sometimes not even available.
    - Updates made to include computer or CPU / Printer and fax machines to now have a \$5.00 fee associated for collection.
    - Changes to language in flyer instructing patrons to display sticker in the front or rear of the Left/Driver's side window so it is easily visible to staff.
    - Include information for patrons/town citizens on where else they can recycle electronics and toner/ink free of charge.
      - Motion to accept changes: David Balk • Second Robert MacEwen
        - All in favor.
- Review any permit Applications: Tabled
- Review of reports:
  - Engineering Report; Annual Post-Closure Environmental Monitoring, Northfield Old Laundry Landfill –
    - All wells tested are at or below levels <sup>of</sup> for human health risk.
    - 1 well was damaged and sampling was not possible. The report stated they will attempt to repair this well during the October 2017 landfill inspections.
    - The Board anticipates that report to be filed either the end of December 2017 or the beginning of January 2018.

Next meeting will be December 14, 2017 @ 5:45pm

Meeting Adjourn-

Approved by the Northfield Board of Health



Submitted by Catherine Kostecki  
BOH Secretary



---

---