

# TOWN OF PLAINVILLE - BOARD OF HEALTH

Minutes – October 18, 2023 - 5:30 p.m.

Town Hall, 190 South Street, Plainville, MA

Approved 11/8/23

TOWN CLERK  
PLAINVILLE  
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The Plainville Board of Health held a scheduled meeting on Wednesday, October 18, 2023, at the Town Hall beginning at 5:37 p.m. Board members Richard Achin, Vice Chairman & Bob Davis, member was present. Lou LeBlanc, Chairman, arrived at 6:03 p.m. Also present was Deborah J. Revelle, Health Director and Camille Beckett, Intern/Secretary, who recorded the minutes.

## Hearings & Meetings

### 175 Wampum Street – Geothermal Well request for variances

The owner of the property at 175 Wampum Street, Brian Robidoux, and his affiliate from Massachusetts Geothermal, Martin Orio, were present to request five variances from the Plainville well regulation to install two closed-loop geothermal wells. Abutter, Chris Hartley, was also present and had no reservations against this proposal. The proposed vertical bore hole wells do not meet the minimum setback requirements as required in Plainville Board of Health regulation, Chapter 784, Wells, section 784-8 “Well location with respect to contaminants and pollutants” and Chapter 767, Wastewater Disposal Systems, section 767-6 “Specifications for systems”. However, the proposed wells do appear to meet the Mass DEP Guidelines for Ground Source Heat Pump Wells. The Plainville regulation requires the following setbacks from the proposed wells: 175+ feet from the leaching area, 100 feet from the distribution box, 50 feet from the septic tank, 50 feet from the property line and 100 feet well to well. The MA DEP Geothermal guidelines requires 25 feet from the leaching area to the well, 25 feet from the distribution box, 25 feet from the septic tank, 10 feet from the property line, and 50 feet from well to well. The proposed plan exceeds all setback requirements listed by the state. Health Director, Deb Revelle, noted a percolation rate (<2mpi) and vertical clearance of the leaching area (5’) was obtained from the septic plan dated 4/22/96. She also stated that the wells are not located in a Zone I, Zone II, Zone A, or flood zone. Revelle then mentioned that the Board of Health has granted similar variances for geothermal wells in the past due to the current Plainville well regulation not specifically addressing geothermal wells. Board member, Bob Davis, then questioned the distances in the proposed plan drawn by the property owner. The Board agreed that an accurate and clear plan would need to be submitted to the Board of Health prior to allowing installation of the two wells. Bob Davis made a motion to grant the following five variances from Chapter 784 Wells & Chapter 767 Wastewater Disposal Systems to allow for the installation of two geothermal closed loop vertical bore hole wells: To allow the geothermal wells to be installed less than 50’ of the property line, but no closer than 24’, to allow the geothermal wells to be installed less than 175’ from all leaching areas, but no closer than 66’, to allow the geothermal wells to be installed less than 100’ from all distribution boxes, but no closer than 25’, to allow the geothermal wells to be installed less than 100’ from all other wells but no closer than 50’, and to allow the geothermal wells to be installed without conducting a 4 hour “yield” pump test. All five variances will only be granted under the conditions that the Mass DEP Guidelines for Ground Source Heat Pump Wells and Private Well Guidelines must be followed, the Plainville Chapter 864 Well Regulations including section 784-16 “Water Quality Sampling” must be followed, and prior to the start of construction a plan must be submitted and approved by the health director showing the exact location of the wells with respect to all setbacks. Dick Achin seconded, all in favor, motion carried.

### 16 Rhodes Street – Discussion regarding deed restriction requirements for a potable water well

The owners of the property at 16 Rhodes Street, Jessica and Bill Roberts, were present to continue their discussion from the previous Board Meeting held September 20, 2023, regarding the private well regulation that requires a deed restriction for iron and manganese levels that exceed the EPA recommended Maximum Contaminant Levels. The



Roberts presented information as to why they believe the Board of Health does not have the authority to require a deed certificate as well as information pertaining to secondary contaminant levels. The Board took no action and requested an opinion from town council.

Nomination of Animal Inspector

Kyle Fairbanks was present to express his enthusiasm and dedication in committing to the role of Inspector of Animals for the Town of Plainville. Member, Bob Davis, officially recused himself from this conversation. Lou Leblanc asked Kyle Fairbanks if he is up to date on the animal inspector guidelines for both barn inspection and rabies and quarantine. Kyle Fairbanks answers that he is familiar with both the barn inspection and rabies and quarantine guidelines. Dick Achin made a motion to nominate Kyle Fairbanks as the Inspector of Animals for the Town of Plainville. Lou Leblanc seconded, all in favor, motion carried.

General Business

Resignation of Health Agent

Health Agent, Sheri Miller-Bedau, has resigned from her position as Health Agent for the Town of Plainville. The former Health Agent completed her last day of employment on October 5, 2023. A job description and application to fill this position has been posted since October 1, 2023.

Health Director & Agent Reports

The Board reviewed the report submitted by Deborah Revelle that listed the food, tobacco, housing, title 5, and complaint inspections performed between August 22, 2023, through October 11, 2023.

Minutes

September 20, 2023– Bob Davis made a motion to approve the minutes, Dick Achin seconded, all in favor, motion carried.

Bills & Warrants

BOH Account:

Deborah J. Revelle	w/e 8/19 & 8/26	3307.69
Deborah J. Revelle	w/e 9/2 & 9/9	3307.69
Deborah J. Revelle	w/e 9/16 & 9/23	3307.69
Deborah J. Revelle	w/e 9/30 & 10/7	3307.69
Sheri Miller-Bedau	w/e 8/19 & 8/26	2863.84
Sheri Miller- Bedau	w/e 9/2 & 9/9	2863.84
Sheri Miller-Bedau	w/e 9/16 & 9/23	2863.84
Sheri Miller-Bedau	w/e 9/30 & 10/7	2863.84
Sheri Miller-Bedau	w/e 10/14	1298.96
Kim Tebbetts	w/e 8/19 & 8/26	232.83
Kim Tebbetts	w/e 9/2 & 9/9	298.50
Kim Tebbetts	w/e 9/16 & 9/23	244.77
Kim Tebbetts	w/e 9/30 & 10/7	238.80
Camille Beckett	w/e 8/19 & 8/26	1237.13
Camille Beckett	w/e 9/2 & 9/9	1230.72
Camille Beckett	w/e 9/16 & 9/23	1230.72
Camille Beckett	w/e 9/30 & 10/7	1230.72
MHOA	Agent Job Ad	75.00
MAHB	Annual Dues	225.00

Trash/Waste Collection Account:

Arthur Nigro	w/e 8/19 & 8/26	524.10
Arthur Nigro	w/e 9/2 & 9/9	393.08
Arthur Nigro	w/e 9/16 & 9/23	524.10
Arthur Nigro	w/e 9/30 & 10/7	524.10

E. L. Harvey	Sept	59540.23
JEMCO	Brush Removal	1437.50
Bobs Tire	Tires	630.00

Recycling Dividend Program

E. L. Harvey	Sept	1619.00
Complete Recycling	CRT's & TV's	569.56

MAHB Grant

AT & T	August	14.99
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**Adjournment**

Dick Achin made a motion to adjourn the meeting at 7:53 p.m. Bob Davis seconded, meeting adjourned.