

Board of Health Meeting

Monday April 13, 2026 @ 5:00 pm

Town Hall Office Meeting Space

* * * Meeting Minutes * * *

o Open meeting 5:03 pm

Attendance: Kat, Gina, Hazel, Hanna, Daniel, Randy Crochier (FRCOG)

Others in attendance: George Forcier, Barbara Melville, and Frank Guillot

o Approve the minutes of the March 23, 2026 meeting

Move to accept: Hanna

Second: Gina

Motion passed

1. Mail and Invoices

Reviewed

8. Agenda Item 8 (Barn Inspector) brought forward: Frank Guillot interested in becoming our local Barn Inspector. Discussion

2. FRCOG inspections / report

Kurt

Upcoming Title V's: 269 South Shirkshire Rd., 55 Ashfield Rd., 80 Baptist Hill Rd.

Plans submitted being reviewed

Maureen and Kurt taking Tier 3 housing training

BnB permit issued, 2 well permits issued, installer's permit

3. Pine Hill Rd.: current regulations require the existing system to be upgraded; because this is not an ADU being built and is a temporary situation (abutting parcels), the Board is considering a variance/waiver. Wording submitted to the board by Randy and Kurt for the Board to review. If the Board votes to accept the waiver as written, FRCOG will issue the permit so construction can begin.

Motion to approve the variance by Gina; seconded by Hazel; motion carried.

7. Agenda Item 7 (Barbara Melville questions) brought forward: FRCOG and Board reviewed the plans and inspections for current systems on Ms. Melville's two properties. There is a possibility of upgrading or replacing one system to serve both buildings (log cabin and program building) on the two parcels. A Title V will need to be completed on the second system (first system failed). The property can be sold with a failed Title V, the new owner needs to have proper notification of this and then the repair responsibility falls on the new property, with a deadline set.

4. Meetings / Trainings attended by board members

Hanna – reviewed slides from DPH webinar – main topic was Alpha-GAL syndrome, noting that cases are now mandated to be reported.

5. Health and wellness report:

Viral illnesses

Colds and flu in general are lower now and trending down

One exception - RSV is having a late surge

Norovirus - still active across the area, without a specific trend

Vaccines

COVID - 12% statewide, 23% in Conway

Flu - 39% statewide, 46% in Conway

RSV, in MA:

Infants: 73% have been protected against RSV this season.

Ages 50-75: 13% have ever been vaccinated against RSV.

Ages 75+: 41.0% have ever been vaccinated against RSV.

6. CPHS Oversight Board meeting update:

BESS permitting status, BOH role

Mike Hugo, MAHB - great

New regs coming 7/1/2026

Good projects will get approved, the bad ones won't and the 2-3 companies that are involved are racing now to get projects in before regs take effect.

MAHB supports strong clean renewable energy, but not at the expense of public health.

Currently BOH is rarely included in initial discussions

The industry, similar to opioids - is opportunistic

They research town finances, town budget - go to town manager with Payment In Lieu of Taxes

PILOT payment \$2M, Medway got \$43M

Helps struggling towns - even if they know it will go wrong

Companies don't want BOH to know about it now -

go to Planning, Development, Select Board

Often done in exec session - in violation of Open Meeting Laws

MAHB supports the guidelines in the regulations

12 pg application for developers - state scores each project

Lots of explicit protections for public health

Role of the BOH - I haven't received a copy of the slide he presented!

Since we are not officially involved early in the process, we have to ASK Select Board if we have a BESS proposal

Reminder, the BOH is powerful - courts will not overturn a BOH decision

If BOH decides that something is a PH nuisance - a noisome trade - see slide

Traffic and access

Wildlife and Wildlife habitat

Areas of critical Env Concern

Protection of Open Space

Potential Air Quality Impacts

Potential for creation of Nuisances

Big risks of BESS

Fire and explosion, thermal runaway, toxic gases

Air Quality Impacts - toxic off-gassing, Fire smoke, degradation emissions, health impact

Hydrogen + Fluoride - HF acid in your windpipe, burns skin

Water - runoff from fire carries same toxic compounds

Noise Pollution

Project that had over 100 fans

Wealthy neighbors bought 2 of the proposed fans - both failed

Successful challenge to the process

MAHB filed comments during the process re PH risks - noise, toxic gases esp smoke

Posed questions

State agencies had not been thinking about PH issues - and they listened!

Changed regs

Now BOH considered key stakeholder - we DO have a seat at the table

PH matters in the scoring of projects

MAHB now presenting to DPU Dept of Pub Utilities to alert them that BOH should be involved early

Re fee structure

Includes \$125K to fund the town BOH to hire experts

\$250K in case it goes into operation and is then deemed unsafe bec BOH wasn't included early

Finances: Budget Review and Permit Fee Schedule

Proposed fee increases - approved

Health Agent update (30 mins)

Housing Code - Conditions Deemed to Endanger:

17 situations that pose an immediate threat to health and safety - making a site unfit for habitation

failure to provide heat, with temperature requirements

>68 deg winter (64 at night), <78 deg summer

Fire/electric - lack of smoke/CO detectors, exposed wire, overloaded electrical, use of extension cords as permanent wiring, blocked egress

Lack of water, electricity, gas

Sanitary - no potable water, sewage back up, failed septic connection, plumbing leaks, inoperable toilets, sinks

Environmental - mold, structural decay, air quality, accumulated garbage

Infestation - rodent, insect, openings, accumulated waste

Unsafe overcrowding - blocks egress, fire risk, overcrowding, more

Must be addressed w/i 24 hrs, otherwise at risk of condemnation

9. Chairperson update

Shared the idea for doing some educational sessions. Maybe some kind of a tick session at the school with a small project that can be done in conjunction with the school nurse

10. Unanticipated items of concern that arise after posting

Hanna - Today is the deadline for submitting recommendations to the Planning Board re Roaring Brook Solar Development. Concerns are that it is in the middle of an animal habitat even though they say that run-off or noise won't be an issue. Fire emergencies – their plan is to call 911 and that they would have someone on site to help in two hours. Only one mention of BESS and it only says that manufacturer will be finalized at time of construction – there is no further information on the BESS.

11. Public comments

None

12. Meeting wrap-up

Next meetings: April 27, 2026, at 5:00 pm

Close meeting

Move to adjourn: Daniel

Second: Hazel

Unanimously approved

Adjourned at 6:25 pm