

1. 6:00 P.M. Board Of Health Agenda (PDF)

Documents:

[BOH MEETING AGENDA 01.14.2026.PDF](#)

- 1.1. BOH Meeting Files 01.14.2026

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[BOH MEETING FILES 01.14.2026.PDF](#)



TOWN OF MENDON
BOARD OF HEALTH
18 Main Street
Mendon, MA 01756

RECEIVED

By Ellen Agro at 1:45:16 PM, 1/8/2026

Alan Greenberg | *Chairman*
Tom Fichtner | *Vice-Chairman*
Joyce Gilmore | *Member*

NOTICE OF MEETING

MEETING DATE: WEDNESDAY – JANUARY 14, 2026

MEETING TIME: 6:00 PM

MEETING LOCATION: HYBRID: TOWN HALL 2ND FLOOR MEETING ROOM – 20 MAIN ST. & REMOTE VIA TEAMS

REMOTE PARTICIPATION	
JOIN ON COMPUTER, MOBILE APP, OR ROOM DEVICE	DIAL IN BY PHONE
<p>Join The Meeting</p> <p>Meeting ID: 279 989 611 998 14</p> <p>Passcode: AQ3NC7RQ</p>	<p>+1 347-467-1434,,555943700#</p> <p>Find a local number</p> <p>Phone conference ID: 555 943 700#</p>

MEETING AGENDA

START RECORDING AND OPEN MEETING

- 1. Meeting Call to Order**
- 2. Roll Call – Attendance**
- 3. Good & Welfare for the Public (5 Minute Limit per Individual)**
- 4. New Business**
 - a. 49 Uxbridge Road Septic Replacement – Local Upgrade Review & Approval
 - b. BOH Minutes Review and Approval for November 13, 2025, and December 10, 2025
- 5. Old Business**
 - a. Tobacco Regulations Update - Continued
 - b. Mendon Old Landfill Update
- 6. BOH Admin Updates**
 - a. 2025 Barn Book Inspections Update
 - b. Rabies Clinic Update
 - c. FY27 Senior Trash Discount Application Update
- 7. Health Agent Updates**
 - a. 106 Millville Street - Update
 - b. 5 Harrington Street – Noise Nuisance Update
 - c. Food and Housing Inspections Update
- 8. Topics Not Anticipated Within 48 Hours**
- 9. Good & Welfare for the Board**
- 10. Adjourn Meeting**

The Chair reserves the right to call items on the agenda out of order. Items listed for executive session may also be discussed in open session. The times that are listed for items are approximate times, and items may be reached earlier or later than the posted times. The listing of items is those reasonably anticipated by the Chair which may be discussed at the Meeting at least forty-eight (48) hours prior to the Meeting. **All agenda items are subject to discussion and vote whether or not specifically stated** and not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



BOARD OF HEALTH MEETING

WEDNESDAY – JANUARY 14, 2026

LEGEND:

WITNESSED STEVEN DONATELL

SOIL EVALUATOR TRACY SHARKEY

SOIL EVALUATOR TRACT SHARRET

4163	TR#1	N/A	N/A
------	------	-----	-----

416.7	TP# 1	N/A	WATER	N/A

Ap					
S.L.	10"	92"	LEDGE	92"	

415.9	S.L. 10YR3/3	10	—	EDGE	—
			N/A	MOTTLES	N/A

415.9		N/A	MOTTLES	N/A
Rw				

Bw			54"	PERC	N/A
S.L.	26"				

413.7	10YR4/6	26	CLASS	SOILS
-------	---------	----	-------	-------

413.7			CLASS <u>1</u> SOILS
	C		

DESIGN FLOW = 200 GALLONS per D

RETE 424

DESIGN PERCOLATION RATE = 4 MINUTES per INCH
SOIL ABSORPTION SYSTEM TYPE: LEACHING GALLEY
LEACHING AREA REQUIRED: $200 \text{ GPD} / (0.74 \text{ GPD/S.F.} \times 1.33) = 270 \text{ SQUARE FEET}$
LEACHING SYSTEM PROPOSED: 2' HIGH x 16.5' LONG x 10.33' WIDE
BOTTOM AREA: $16.5' \times 10.33' = 170.5 \text{ SQUARE FEET}$
SIDE AREA $2 \times (16.5' \times 10.33') \times 2' = 107.3 \text{ SQUARE FEET}$
TOTAL PROPOSED AREA = $170.5 \text{ S.F.} + 107.3 \text{ S.F.} = 278.8 \text{ SQUARE FEET}$
LEACHING SYSTEM CAPACITY = $278.8 \text{ S.F.} \times 0.74 \text{ GPD/S.F.} = 206 \text{ GALLONS per DAY}$

SLAB ELEVATION	416.7 (EXISTING)
INV. AT FOUNDATION	415.55
INV. AT SEPTIC TANK INLET	415.34
INV. AT SEPTIC TANK OUTLET	415.10
INV. AT LEACHING CHAMBER INLET	415.00
BOTTOM OF LEACHING CHAMBER	413.00
ELEVATION OF GROUND WATER	NONE @ 409.0+
ELEVATION OF REFUSAL	409.0±
AVERAGE ELEV. OVER SYSTEM	SEE PLAN

TEACHING FIELD NOTES

LIMIT OF EXCAVATION SHALL EXTEND TO THE DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL.
 FILL MATERIAL SHALL CONSIST OF SELECT CLEAN GRANULAR SAND MEETING THE SIEVE REQUIREMENTS OF 310 CMR 15.255(3).
 THE ENTIRE EXCAVATION SHALL BE FILLED WITH MATERIAL TO AN ELEVATION 1-FOOT ABOVE THE TOP ELEVATION OF THE LEACHING CHAMBER.
 TREATMENT BEDS SHALL MEET THE SPECIFICATIONS PER 310CMR SECTION 15.255 (3) WHICH STATES THE FOLLOWING: "THE SOIL PLACED AS BACKFILL OVER THE SOIL ABSORPTION SYSTEM SHALL BE A MINIMUM OF NINE INCHES, EXCLUDING TOPSOIL, PLACED IN LIFTS AND SUFFICIENTLY COMPACTED TO PREVENT DEPRESSION DUE TO SETTLING WHICH MAY INTERFERE SURFACE WATER RUNOFF ABOVE THE SYSTEM. BACKFILL MUST BE CLEAN AND FREE OF STONES & Boulders GREATER THAN SIX INCHES IN SIZE. TAILINGS, CLAY OR SIMILAR MATERIALS ARE PROHIBITED."

SEPTIC SYSTEM CONSTRUCTION NOTES

INSTALLATION OF PROPOSED SYSTEM SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE BOARD OF HEALTH REGULATIONS. NO SYSTEM SHALL BE ALTERED WITHOUT APPROVAL FROM THE BOARD OF HEALTH AND DESIGN ENGINEER.

THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE DISPOSAL.

IT IS RECOMMENDED THAT SEPTIC TANKS BE INSPECTED FOR CLEANING EVERY A YEAR.

INSPECTIONS NECESSARY FOR GENERATION ONE SEPTIC SYSTEM AND PREPARATION OF AN AS-BUILT PLAN ARE TO BE PERFORMED BY DESIGN ENGINEER.

MAXIMUM COVER OVER ANY COMPONENT OF THE SEPTIC SYSTEM SHALL NOT EXCEED 36".

MINIMUM COVER OVER ANY COMPONENT OF THE SEPTIC SYSTEM SHALL BE 8".

SEPTIC TANK AND LEACHING CHAMBER SHALL BE INSTALLED LEVEL AND TRUE TO GRADE ON A 6" BED OF CRUSHED STONE. BASE SHALL BE STABLE, LEVEL AND MECHANICALLY COMPACTED TO THE SATISFACTION OF THE ENGINEER.

FILL SHALL BE PLACED WITH A MAXIMUM LIFT THICKNESS OF 6" AND COMPACTED BY DOZER TO THE SATISFACTION OF THE ENGINEER. NO COMPACTION OF SEWER GRAVEL IS PERMITTED.

SYSTEM IS TO BE FLAGGED OFF WITH CAUTION TAPE AFTER BACKFILLING.

SITE NOTES

THIS SITE DOES NOT FALL WITHIN A 100-YEAR FLOOD AREA.

THERE ARE NO KNOWN WETLANDS OR WATER COURSES WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM.

THERE ARE NO KNOWN STORM WATER DRAINS WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM UNLESS OTHERWISE SHOWN HEREON.

THERE ARE NO KNOWN PUBLIC DRINKING WATER SUPPLY WELLS OR TRIBUTARIES TO A WATER SUPPLY WITHIN 200 FEET OF THE PROPOSED SEPTIC SYSTEM.

THERE ARE NO KNOWN PRIVATE WELLS WITHIN 100 FEET OF THE PROPOSED SEPTIC SYSTEM.

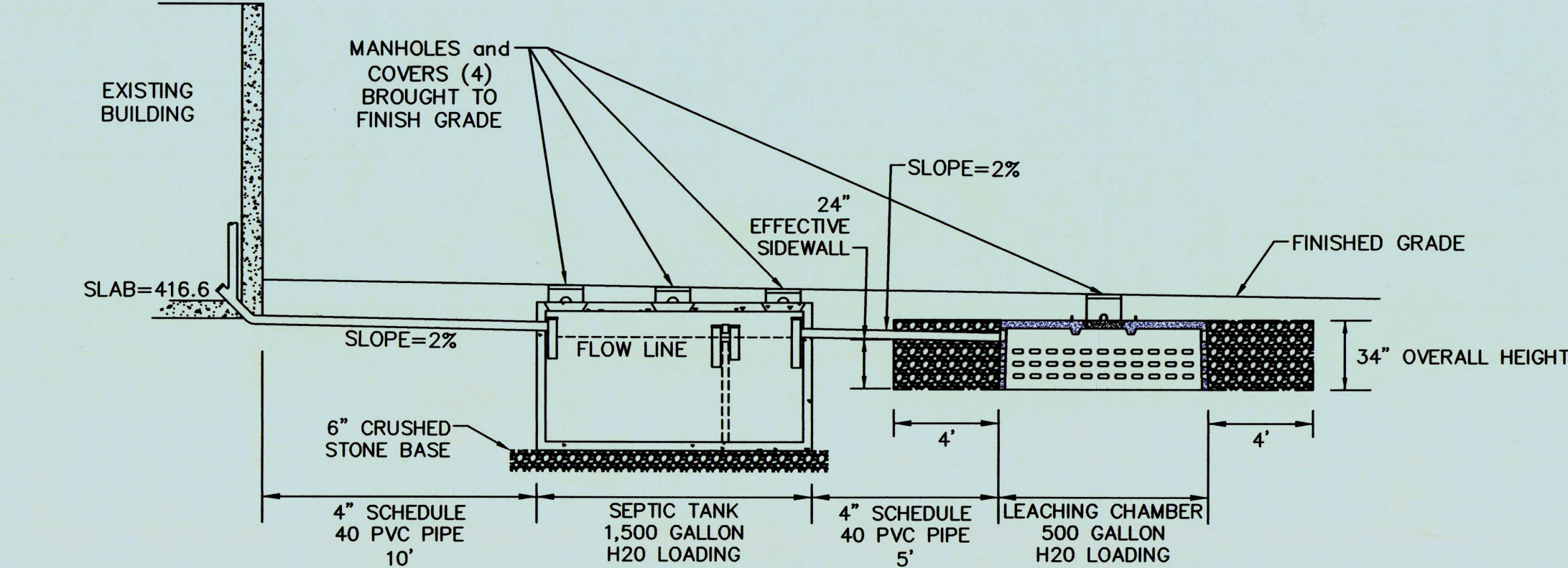
WATER SOFTENERS SHALL NOT BE DISCHARGED TO ANY COMPONENT OF THE SEPTIC SYSTEM.

NO GARBAGE DISPOSAL ALLOWED.

WAIVERS REQUESTED TO ACHIEVE MAXIMUM FEASIBLE COMPLIANCE

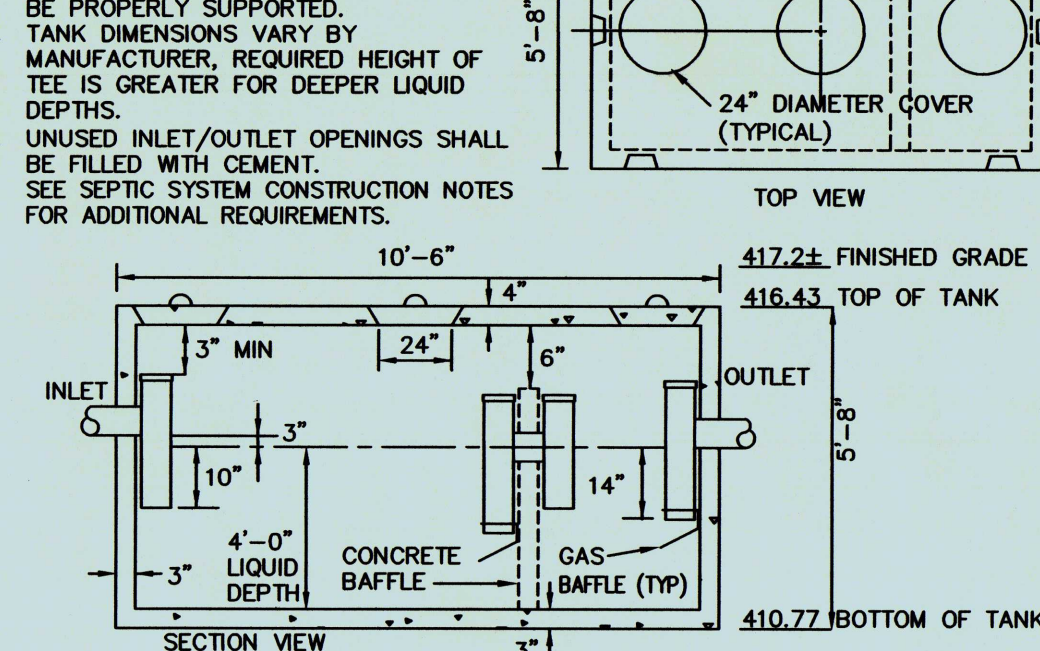
310 CMR 15.405 1(b) MINIMUM SETBACK DISTANCE: REDUCE THE REQUIRED SETBACK FROM A SOIL ABSORPTION SYSTEM TO A SLAB FOUNDATION FROM 10' TO 8' (ELEVATION OF SLAB FOUNDATION IS ABOVE ELEVATION OF SOIL ABSORPTION SYSTEM).

310 CMR 15.405 1(b) MINIMUM SETBACK DISTANCE: REDUCE THE REQUIRED SETBACK FROM A SEPTIC TANK AND A SOIL ABSORPTION SYSTEM TO A SUBSURFACE DRAIN FROM 5' AND 10' RESPECTIVELY, TO 2'.



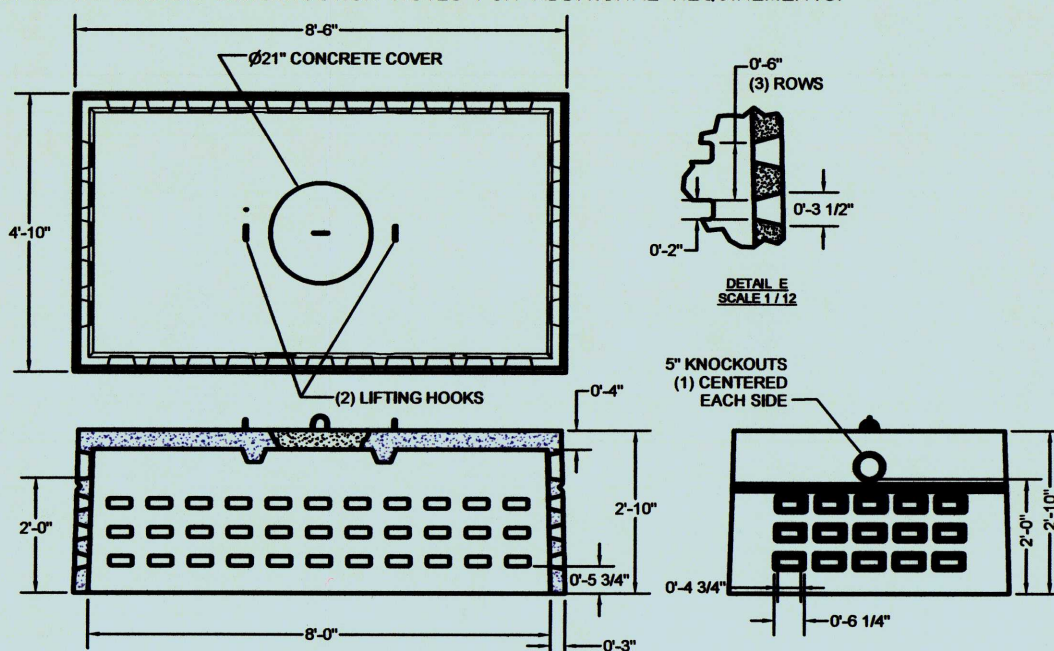
SEPTIC SYSTEM PROFILE
NOT TO SCALE

1. TANK TO CONFORM WITH ASTM STANDARD C1227-93
 2. INLET & OUTLET TEES SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC, SHALL EXTEND TO MANHOLES & SHALL
 1. ACME-SHOREY 5000 GALLON LEACHING CHAMBER H-20 (ITEM#CS52) OR EQUIVALENT
 2. CHAMBER TO CONFORM WITH ASTM STANDARD C1227-93
 3. CHAMBER DIMENSIONS VARY BY MANUFACTURER.
 - UNUSED INLET/OUTLET OPENINGS SHALL BE FIELD WITH CEMENT.
 6. SEE SEPTIC SYSTEM CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.



**PRE-CAST CONCRETE
COMPARTMENT SEPTIC TANK
(1,500 GALLON, H2O RATED)**

1. ACME-SHOREY 500 GALLON LEACHING CHAMBER H-20 (ITEM #LC52) OR EQUIVALENT.
2. CHAMBER TO CONFORM WITH ASTM STANDARD C1227-93
3. CHAMBER DIMENSIONS VARY BY MANUFACTURER.
4. UNUSED INLET/OUTLET OPENINGS SHALL BE FILLED WITH CEMENT.
5. SEE SEPTIC SYSTEM CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.



**PRE-CAST CONCRETE
LEACHING CHAMBER
(500 GALLON, H2O RATED)**

Massachusetts State Plane Coordinate System

#47
1 STORY
STEEL FRAME

GRAVEL PARKING LOT

DMH (EXISTING)
RIM = 416.46
INVERT=411.8 (15" IN)
INVERT=411.8 (15" IN)
INVERT=411.6 (18" OUT)

18" HDPE
FLOW

15" HDPE
FLOW

15" HDPE
FLOW

18" HDPE
FLOW

416.9

PROPOSED 40 MIL. HDPE IMPERVIOUS BARRIER (50± L.F.)
TOP ELEVATION = 416.0
BOTTOM ELEVATION = 412.0

DMH (EXISTING)
RIM = 416.66
INVERT=413.1 (15" IN)
INVERT=412.6 (18" OUT)

PROPOSED
16'-6" LONG x 10'-4" WIDE x 2' HIGH
SOIL ABSORPTION SYSTEM

16'-6"

10'-4"

RESERVE AREA

416.2

416.5

416x9

15" HDPE
FLOW

CESSPOOL

417.0

416.4

416

415

414

413

412

411

410

OHW

GRAVEL

RETAINING WALL

#49
2 STORY
CONCRETE BLOCK

417x4

417x4

UXBRIDGE (PUBLIC - VARIABLE WIDTH)
(1949 STATE LAYOUT) ROAD

VGC

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

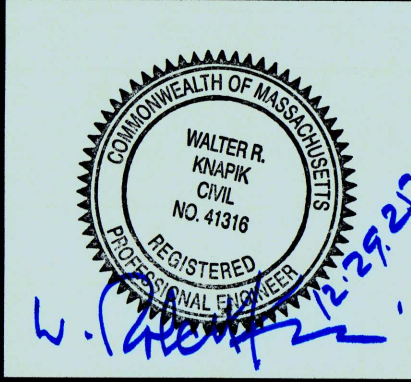
1279 PROVIDENCE ROAD
WHITINSVILLE, MA 01588
(617) 529-7263

NOTES

1. MENDON ASSESSOR'S PARCEL 11-236-45-0.
2. DEED REFERENCE: DEED BOOK 62963, PAGE 52
RECORDED WITH WORCESTER DISTRICT REGISTRY OF
DEEDS.
3. PLAN REFERENCE: PLAN BOOK 823, PLAN 60
RECORDED WITH WORCESTER DISTRICT REGISTRY OF
DEEDS.
4. BUILDING OFFSETS SHOWN HEREON ARE NOT TO BE
USED FOR THE ESTABLISHMENT OF PROPERTY LINES
OR FOR THE ESTABLISHMENT OF ANY PROPOSED
CONSTRUCTION.
5. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE
OF THE PARTY STATED HEREON AND SHALL NOT BE
USED BY ANY OTHER PARTY WITHOUT THE EXPRESS
WRITTEN CONSENT OF THE DESIGN ENGINEER.
6. NO PORTION OF THE PROPERTY IS WITHIN THE
100-YEAR FLOOD PLAIN (ZONE AE) AS SHOWN ON THE
FLOOD INSURANCE RATE MAP PUBLISHED BY THE
NATIONAL FLOOD INSURANCE PROGRAM AND THE
CURRENT MASS GIS DATA LAYER.
7. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF
1983 (NAD83).
8. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM
OF 1988 (NAVD88).
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES
SHOWN HEREON HAVE BEEN COMPILED FROM
AVAILABLE PLANS FROM PUBLIC AND PRIVATE
AGENCIES, OR AS INDICATED BY FIELD OBSERVATIONS,
AND ARE APPROXIMATE ONLY. ADDITIONAL
UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN
HEREON MAY EXIST. BEFORE ANY EXCAVATION OR
CONSTRUCTION CALL DIG-SAFE AT 811.

UTILITIES ARE PLOTTED AS A COMPILATION OF
RECORD DOCUMENTS MARKINGS AND OTHER
UNDERGROUND DATA TO DEVELOP A VIEW OF THE
UNDERGROUND UTILITIES AND SHOULD BE
CONSIDERED APPROXIMATE LOCATIONS. THE
THE EXACT LOCATION OF UNDERGROUND FEATURES
CANNOT BE ACCURATELY COMPLETELY AND
RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT
EVIDENCED BY RECORD DOCUMENTS OR OBSERVED
PHENOMENA, MAY BE ENCOUNTERED BY CONTRACTORS (IN
ACCORDANCE WITH MASS.G.S. CHAPTER 269, SECTION
40 AS AMENDED) MUST CONTACT ALL UTILITY
COMPANIES BEFORE EXCAVATING AND DRILLING AND
CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY
EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,
RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY
BE REVEALED BY AN EXAMINATION OF THE TITLE.



OWNER / APPLICANT

RT. 85 REALTY CORP
8 UXBRIDGE ROAD
MENDON, MA 01756

Repair Septic System
49 Uxbridge Road
Mendon, Massachusetts
Prepared For
Rt. 85 Realty Corp.
8 Uxbridge Road
Mendon, MA 01756

November 26, 2025 Scale: AS NOTED

REVISIONS:	
12/29/2025	ADD IMPERVIOUS BARRIER

SHEET 1 OF 1



BOARD OF HEALTH MEETING

WEDNESDAY – JANUARY 14, 2026



Town of Mendon
Board of Health
 18 Main Street
 Mendon, MA 01756



**FOR BOARD'S
REVIEW AND APPROVAL**

Board of Health • Meeting Minutes | Thursday – November 13, 2025

BOARD OF HEALTH	ATTENDANCE	ATTENDED
Alan Greenberg • Chairman	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Tom Fichtner • Vice-Chairman	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Joyce Gilmore • Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Jack McLellan – Inspectional Svcs. Office Coord. Health Admin.	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Colleen Strapponi – Health Agent	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
MEETING LOCATION		START TIME
<input checked="" type="checkbox"/> Microsoft Teams		6:00 PM
<input checked="" type="checkbox"/> Mendon Town Hall – Upper Town Hall Meeting Room • 20 Main Street, Mendon		8:26 PM

At 6:00 PM, the recording of the meeting has started.

1st Item on Agenda

Meeting Call to Order

Chairman Greenberg calls the Board of Health (BOH) Meeting to Order and opens the meeting to the public. Chairman Greenberg moves onto the 2nd Agenda Item.

2nd Item on Agenda

Roll Call – Attendance

Chairman Greenberg asks for a Roll Call. All Members of the Board of Health are present. Chairman Greenberg moves onto the 3rd Agenda Item.

3rd Item on Agenda

Good & Welfare for the Public (5 Minute Limit per Individual)

Chairman Greenberg asked if anyone who is joining the meeting online or in-person who would like to speak on anything that is not already on tonight's Agenda. No one had anything to speak about. Chairman Greenberg recognizes participants in the room who have come to speak about certain topics on tonight's agenda and will be taking the agenda out of order to accommodate those in-person, so Chairman Greenberg starts the meeting with the 5th Agenda Item.

4th Item on Agenda

New Business

(a) 143-145 Hartford Avenue East – Commercial Development Discussion

Chairman Greenberg thanks everyone for being patient and ask those in the audience to come up front and introduce themselves. Doug Troyer, legal representative for 143-145 Hartford Ave LLC, Nick Elias, property owner of 143-145 Hartford Ave. East, and joining online via Zoom is Rich Pilla, Real Estate Broker and Project Manager for Nick Elias.

Doug wanted to start off and give some history on this project and that 143-145 Hartford Avenue East was purchased back in May 2020 and the intent was to construct a convenience store and gas station on that location. 143 and 145 Hartford Avenue East had 2 residential homes on them that were both serviced, by agreement, with the Town of Hopedale for the water use. Since the purchase of the property, the 2 homes were demolished and the property would now be commercial use, which made the agreement with Hopedale null and void. Unfortunately, it had taken us a long time to get in front of people that were willing to ultimately do something, and it wasn't until December 2024 that it was approved to have Hopedale continue to supply the commercial property with water. In October 2025, we entered into a ground lease for convenient store and gas station and at that time, for the first time, they didn't see the notices for the tobacco regulation and given the time period and what this property owner has endured, it's it is a vital component for revenue, a convenience store without a tobacco license doesn't work.

Doug continues and asks the Board, given the facts, if the Board would grant a waiver from Section 10B of tobacco licenses, and if so, the applicant at that point would proceed with an application, since they would have applied for a license before that regulation went into effect, but because of the water situation, was not able to.

Chairman Greenberg thanks Doug for the information and call on Vice-Chairman Fichtner for his thoughts.

Vice-Chairman Fichtner asked if a site plan was put before the Planning Board. Doug responded that a site plan was not submitted primarily because of the water issue, without water for commercial use, we were unable to basically proceed with commercial use of that property, so the water issue really took precedence on trying to get water to the site so that we can then proceed to the next steps. The Board continues with the discussion, and to be consistent with prior establishments, and treating everyone fairly, the Board would not allow this to move forward.

Rich Pilla wanted to mention that Nick Elias has been paying taxes for that five-year period and has not been able to generate any income from that property. He's also been paying water charges, even though he doesn't have access to water. We can't go before the Planning Board and present something without knowing what it is that we're seeking approval for. So, what we're looking for is a little bit of fairness.

The Board continues with the discussion and before making a final vote on this topic, the Board will take some time and consider all facts made relevant tonight and continue with this topic at its next meeting. Chairman Greenberg thanks everyone and moves onto Agenda Topic 4(c).

(b) Gasco Fuel Tobacco Violation - Discussion & Re-Vote of the Applied Penalty

Jack updates the Board that from its October 22, 2025 meeting, a motion was made to uphold the unlocked humidior violation for a \$2,000 fine with a 7 Day Suspension of the Tobacco Sales Permit was made and voted upon without a Second to the motion, therefore motion did not pass and will need to be revoted on. Vice-Chairman Fichter also noted that during that meeting, a Tobacco Coupon Violation was also noted, but that regulation is in litigation with the State, so it should not be decided on until litigation has been resolved. Chairman Greenberg agrees and calls for a motion to put the coupon violation decision on hold until the State litigation has been resolved.

Member Gilmore makes the motion to hold off on any decision regarding the Coupon Violation until it is out of litigation with the State. Vice-Chairman Fichtner seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Chairman Greenberg thanks everyone and now calls for a motion to uphold the \$2,000 violation and give a 7-Day Suspension for Tobacco Sales from November 30, 2025, through December 6, 2025.

Member Gilmore makes the motion to uphold the \$2,000 violation and give a 7-Day Suspension for Tobacco Sales from November 30, 2025, through December 6, 2025.

Chairman Greenberg steps down and seconds the motion. The motion is passed.

Roll call vote: Greenberg-Aye, Fichtner-Nay, Gilmore-Aye.

Chairman Greenberg thanks everyone and moves onto Agenda Topic 4(a).

(c) Senior Discount Application Review & Discussion

Jack presents the Board with a copy of the FY26 Senior Discount Application and looking for the Board's comments if any changes were needed for FY27. Vice-Chairman Fichtner mentions that after reading the survey comments and looking at the survey questions, the only change respondents were looking to make to the program was limiting the number of people in the household. Chairman Greenberg came to the same conclusion and after a

lengthy discussion and numerous scenarios, Chairman Greenberg calls for a motion to limit the total number of people in a household to a maximum of 4, while still maintaining the other requirements for the discount.

Vice-Chairman Fichtner makes the motion to modify the current senior discount application to include the additional requirement of limiting the household to a maximum of 4 individuals. Member Gilmore seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Both Topics 4(d) and 4(e) will be skipped and Chairman Greenberg moves onto Topic 4(f).

(d) BOH Tobacco Regulations Review & Discussion

Topic skipped and will be on next Board of Health Agenda.

(e) BOH Dumpster Regulations Review & Discussion

Topic skipped and will be on next Board of Health Agenda.

(f) BOH Minutes for September 24, 2025, October 8, 2025, and October 22, 2025, for review and approval

Chairman Greenberg asks the Board if there were any changes needed for the September 24, 2025, Board of Health Minutes. No one had any, so Chairman Greenberg calls for a motion to accept the minutes as written.

Vice-Chairman Fichtner makes the motion to accept the September 24, 2025, Minutes as written. Member Gilmore seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Chairman Greenberg asks the Board if there were any changes needed for the October 8, 2025, Board of Health Minutes. No one had any, so Chairman Greenberg calls for a motion to accept the minutes as written.

Member Gilmore makes the motion to accept the October 8, 2025, Minutes as written. Vice-Chairman Fichtner seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Chairman Greenberg asks the Board if there were any changes needed for the October 22, 2025, Board of Health Minutes. Vice-Chairman Fichtner noticed a misspelling and would need correction, other than that the minutes were good. Chairman Greenberg calls for a motion to accept the minutes as written with the word correction.

Vice-Chairman Fichtner makes the motion to accept the October 22, 2025, Minutes as written with the correction. Member Gilmore seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Chairman Greenberg thanks everyone and moves onto the 6th Agenda Topic.

5th Item on Agenda

Old Business

(a) 5 Harrington Street – Noise Nuisance Update

Colleen updates the Board that since the last Board of Health meeting, Colleen has spoken to Jason Meehan, the property owner, along with Alexandre Felix, the Owner of Moovs Driving School about the continued concerns for the noise nuisance regarding the horns blowing and engines revving at the property. Along with these conversations, Colleen has also been speaking with Lucy Fernandes from the MA Dept. of Transportation, Professional Driving School Unit, who stated that unfortunately the Department cannot allow for all sounds/horns, etc. to be turned off for safety reasons. With that information, Colleen did not pursue the horn blowing any further. Colleen mentions that Jason is here with Alexandre to speak further on this with the Board.

Chairman Greenberg asks them to come to the front and introduce themselves. Jason Meehan from 9 West Hill Road, stated that he is the property owner and has brought 2 letters from 2 abutters that are at 65 and 69 Milford Street, in reference to the noise and how they really haven't seen an extreme difference from the trucks. Colleen mentions that in the course of the business day, depending upon how many classes and drivers there are, the horn blowing is an essential part of the training for the school.

Chairman Greenberg recognizes residents to come to the front and introduce themselves pertaining to this topic. Tom Allen 34 Crestview Drive and Cindy Vanslette from 32 Crestview Drive. Tom Allen wanted to start off by stating that the residents are thankful for that backup alarms have been removed as that was a huge improvement. But as for the other sounds, although intermittent, they can still hear them but nowhere near the level of the backup alarms but wondering if the horn blowing noise could be reduced by installing a different horn. Alexandre responded that unfortunately the horn is a standard requirement for that type of truck at the driving school and cannot be modified.

The Board continues discussion and Vice-Chairman Fichtner states that with the Health Agents conversations and input, that this particular set of noises are not rising to the level where he believes the Board can take action. Tom Belland again thanks Jason Meehan and Alexandre for 65% of the noise being gone and just looking for what else could be done on the other 35% that won't cost a fortune. Member Gilmore mentioned that she visited the property of 32 Crestview Drive, and while there, walking the backyard, she didn't consider the noises that bad. Chairman Greenberg repeats Vice-Chairman Fichtner's comment that the noise is not at the level where we can take any kind of an action and put this topic to rest, but wouldn't hesitate to revisit this topic if something else came up, and mentioned Tom Belland's comment about achieving the 65% of the noise has been resolved, that it's probably going to be like that for a while, but again, wouldn't hesitate to revisit this in the future if things were to change in any way.

Chairman Greenberg thanks everyone for coming in and for their discussion and moves onto Agenda Topic 4(b).

6th Item on Agenda

BOH Admin Updates

(a) Special Town Meeting Discussion

Jack updates the Board that at the Special Town Meeting, the BOH Warrant Article for the additional 3 monitoring wells at the Old Mendon Landfill was approved, so Jack reached out to Atlas and Atlas will be moving forward with getting them installed in the next week or so. Chairman Greenberg thanks Jack and moves onto the 7th Agenda Item.

7th Item on Agenda

Health Agent Updates

(a) 106 Millville Street Update

Colleen updates the Board that she did a site visit and didn't see any issues with the living conditions. Colleen mentioned that a Resident hired a person who is removing the manure pile from the property and has already removed a considerable amount. Ocean State Veterinary Services was onsite last week and inspected all the horses and provided their health certificates. There was a complaint about the amount of debris that was sitting in front of the house along with a trailer with debris in it. Colleen reached out the Property Owner's Attorney and since then the debris has been cleaned up and the trailer removed. Colleen stated that the Resident is planning on being out and off the property by November 20th and all animals will be going with them.

(b) Food and Housing Inspections Update

Colleen updates the Board that all Food Inspections in Town have been caught up and everyone is up to date. So now she can concentrate on the other things on her plate.

Chairman Greenberg thanks Colleen for her updates and moves onto the 8th Agenda Item.

8th Item on Agenda

Topics Not Anticipated Within 48 Hours

Since there are no unanticipated topics, Chairman Greenberg moves onto the 9th Agenda Item.

9th Item on Agenda Good & Welfare for the Board

Chairman Greenberg mentions that he saw that Measles was making its way in the news and that cases are found to be high in the U.S.

Vice-Chairman Fichtner mentions that the Department of Public Health has sent an alert regarding a multistate outbreak of infant botulism linked to ByHeart Whole Nutrition infant formula and has now been voluntarily recalled by the manufacturer.

A concerned resident asked to speak to the Board. Chairman Greenberg recognizes Maegan A. who is joining the meeting online via Zoom. Maegan just wanted to bring to the Board attention that she feels that the Board has been given wrong information. As a neighbor to **106 Millville Street**, the animals on the property are constantly getting loose, the stalls are disgusting. There's no hay, there's no water. The animals are not taken care of, and the residents don't live in the apartment. They sleep in their cars or in the horse trailer. Maegan A. believes that they are maybe trying to manipulate and it's it seems unfair to the other people that care about the animals and the neighbors and the people that are driving down Millville Street.

Chairman Greenberg thanks Maegan A. for her concerns and assures her that its an ongoing effort. With the recent onsite inspection by the Health Agent, Colleen, and working with the Animal Control Office and the Mendon Police Department, all are working together to correct the problems at this property.

Maegan A. stated that she appreciates the Board's time and listening to her concerns. Chairman Greenberg thanks Maegan A. again for speaking up and that the Board will continue to monitor the property and hope that everything discussed will be taking place on November 20th.

10th Item on Agenda Adjourn Meeting

Since there are no other topics or discussions, Chairman Greenberg sets the next BOH Meeting for Wednesday, December 10th at 6:00 PM and calls for a motion to adjourn tonight's meeting. Vice-Chairman Fichtner makes the motion to adjourn tonight's BOH Meeting. Member Gilmore seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Meeting is ended at 8:26 PM.

Documents and Submittals of Meeting:

- ***BOH Meeting Notice Posted on Monday – November 10, 2025***
- ***4(a) Aerial Map of 143-145 Hartford Avenue East***
- ***4(c) FY26 Senior Discount Form***
- ***4(f) BOH Minutes for September 24, 2025, October 8, 2025, and October 22, 2025***



BOARD OF HEALTH MEETING

WEDNESDAY – JANUARY 14, 2026



Town of Mendon
Board of Health
 18 Main Street
 Mendon, MA 01756



**FOR BOARD'S
 REVIEW AND APPROVAL**

Board of Health • Meeting Minutes | Wednesday – December 10, 2025

BOARD OF HEALTH	ATTENDANCE	ATTENDED
Alan Greenberg • Chairman	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Tom Fichtner • Vice-Chairman	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Joyce Gilmore • Member	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Jack McLellan – Inspectional Svcs. Office Coord. Health Admin.	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent	<input checked="" type="checkbox"/> In-Person <input type="checkbox"/> Remote
Colleen Strapponi – Health Agent	<input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent	<input type="checkbox"/> In-Person <input type="checkbox"/> Remote
MEETING LOCATION		START TIME
<input checked="" type="checkbox"/> Microsoft Teams <input checked="" type="checkbox"/> Mendon Town Hall – Upper Town Hall Meeting Room • 20 Main Street, Mendon		6:00 PM
		END TIME
		7:51 PM

At 6:00 PM, the recording of the meeting has started.

1st Item on Agenda

Meeting Call to Order

Chairman Greenberg calls the Board of Health (BOH) Meeting to Order and opens the meeting to the public. Chairman Greenberg moves onto the 2nd Agenda Item.

2nd Item on Agenda

Roll Call – Attendance

Chairman Greenberg asks for a Roll Call. All Members of the Board of Health are present with the exception of Colleen Strapponi. Chairman Greenberg moves onto the 3rd Agenda Item.

3rd Item on Agenda

Good & Welfare for the Public (5 Minute Limit per Individual)

Chairman Greenberg asked if anyone who is joining the meeting online or in-person who would like to speak on anything that is not already on tonight's Agenda. No one had anything to speak about, so Chairman Greenberg moves onto the 4th Agenda Item.

4th Item on Agenda

New Business

(a) BOH Dumpster Regulations Review & Discussion

Vice-Chairman Fichtner wanted to discuss a situation with a property in Town that has a dumpster onsite, been there for months and, also was not permitted. The Property was sold in June 2025 to a company that buys homes, fixes them, and then flips them. Jack mentioned that he reached out to the Dumpster Vendor numerous times since September and finally got the Permit Issued in November. Vice-Chairman Fichtner wanted to get the Board's thoughts as to any kind of authority the Board might have to take action if some situation like this would arise again. After further discussion among the Board Members, Vice-Chairman Fichtner wanted to see if the other Board Members would be inclined to adjust the current Dumpster Regulations to put as much enforcement on the property owner as it is right now for the dumpster vendor. Both Chairman Greenberg and Member Gilmore agree and that some kind of enforcement process, to include the property owners, along with subsequent actions should be taken.

Chairman Greenberg thanks everyone and recognizes a couple of individuals in the audience who wish to speak on the 5 Harrington Street topic, so Chairman Greenberg moves to Agenda Topic 5(a).

(b) BOH Tobacco Regulations Review & Discussion

Vice-Chairman Fichtner wanted to have this topic as a follow-up from previous discussions that were had when tobacco violations came before the Board. With regard to the regulations in what the Town does vs. what the State does, particularly with the word "Shall". Chairman Greenberg mentions that during the drafting of the current regulations,

that the word “Shall” was decided by the Board to be used instead of the word “May”. Vice-Chairman Fichtner agreed that at that time, it was decided to do that, but now, after experiencing situations with tobacco violations, suggesting that the Board change the verbiage.

Jack brings up the Mendon Tobacco Regulations on screen and Vice-Chairman Fichtner references Page 8 – Section S, Paragraph 1, Parts b. and c., it states after the fine amount that “...the Tobacco Product Sales Permit shall be suspended...” where Vice-Chairman Fichtner should change the word “Shall” to “May” and then reading “...the Tobacco Product Sales Permit may be suspended...”.

Vice-Chairman Fichtner also notes that this verbiage should also be changed on Page 9 – Paragraph 2, Parts b. and c. because on Page 9 – Paragraph 6 talks about the opportunity for someone to come before the Board of Health to be heard, and then the Board would decide if the violation(s) supported the decision to suspend or revoke a Tobacco Product Sales Permit. Having the word “Shall” reads that it wouldn’t matter if someone came before the Board or not to explain their side of the story, the Tobacco Product Sales Permit is going to be suspended or revoked anyway. So by changing the verbiage to “May”, it matches that opportunity to hear somebody’s viewpoint and to let the board have a consideration based on what the Board is hearing before making that determination.

The Board continues with the discussion and will wait to hear from the Health Agent, Colleen Strapponi, before making any final revisions to the Mendon Tobacco Regulations. Chairman Greenberg thanks everyone and moves on to Agenda Topic 5(b).

5th Item on Agenda

Old Business

(a) 5 Harrington Street - Update

Vice-Chairman Fichtner wanted to have this topic as a follow-up. Although the backup alarms have been removed, there are a couple of abutting properties that are still having concerns of the remaining noise of the horn blowing and the revving of the engines. Chairman Greenberg asked which properties are being referred to. Vice-Chairman Fichtner responded it was 32 Crestview Drive and 34 Crestview Drive. Vice-Chairman Fichtner whether or not it rises to the level of being an actual noise nuisance and were any additional decibel readings have been done? Jack responded that he doesn’t believe that additional readings were done since the backup alarms were removed.

Vice-Chairman Fichtner stated that Mendon does not have a sound or noise policy, but the State of Massachusetts does, and they have a formula determining a benchmark between ambient noise and any other noises that might come up. Vice-Chairman Fichtner would like to try and implement some sort of measurement schedule and utilize the DEP and use their policy regarding measurement. Vice-Chairman Fichtner asked about the opportunity to lessen that time on a Saturday or if the Drivers really needed that all the time?

Alexandre Felix, the Owner of the School, responded that the Drivers must complete 120 hours total to obtain the CDL License and the air brake training is now only done between 8am to 12pm but is willing to continue discussion on how to mitigate the remaining noises.

After further discussion the Board will look forward to Colleen’s input and Chairman Greenberg thanks Alexandre for coming in and moves on to Agenda Topic 4(b).

(b) 143-145 Hartford Avenue East – Tobacco Permit Discussion

Jack reminds that Board that from its last meeting on November 13, 2025, the Board wanted more time to think about either allowing or denying the Tobacco Sales Permit for 143-145 Hartford Avenue East. As stated in the Mendon Tobacco Regulations, a new applicant establishment cannot be within one thousand (1,000) feet of an existing retailer with a valid Tobacco Product Sales Permit. The location of 143-145 Hartford Avenue East falls between Savon Gas and Sunny Farms, both are an existing retailer with a valid Tobacco Product Sales Permit and is within 1,000 feet of these establishments.

Chairman Greenberg calls on Vice-Chairman Fichtner for his comments.

Vice-Chairman Fichtner mentions that he's not inclined to issue the permit as its the regulatory aspect of it and would not be in favor of deviating from that.

Chairman Greenberg thanks Vice-Chairman Fichtner and calls on Member Gilmore for her comments.

Member Gilmore states that being a Nurse and coming from the health perspective, she knows that smoking is terrible and doesn't agree with selling cigarettes anyway. She empathizes with the Business Owner and all that they've gone through, but our regulations state that it must be within a certain parameter, and I feel that's important.

After further discussion, Chairman Greenberg asks Jack to respond to the Property Owner and the others that were present on their behalf during that meeting, that the Board took the time to consider their request to waive the 1,000 feet regulation, but unanimously decided not to waive its own regulation. Jack said he would let them know.

Chairman Greenberg thanks everyone and moves on to the 6th Agenda Topic.

6th Item on Agenda BOH Admin Updates

(a) FY27 Senior Discount Application Finalized

Jack updates the Board that the FY27 Senior Discount Trash Application was finalized and will be sent out with the Annual Town Census. Jack thanks Vice-Chairman Fichtner for his help with getting this done, and now there is a new requirement that limits the total household to 4.

During the final review onscreen, it was mentioned that the wrong PDF was being shown for the 7th Requirement. Jack apologizes to the Board and viewers and announces that #7 will read *"the total number of individuals living in the home cannot exceed 4."*

(b) Mendon Old Landfill Update

Jack updates the Board that Atlas will be onsite tomorrow morning to start drilling the 3 new monitoring wells. Jack mention that Greg Root, from the DEP, will also be onsite. Vice-Chairman Fichtner asked if everything was still on track to meet the deadline per the Permit Modification at the end of this month. Jack responded that he spoke with Greg Root and Jennifer's Snay from Atlas today, about tomorrow's event and Jennifer said we're on track to take the well sampling of the new wells to submit the report by the end of year.

Chairman Greenberg thanks Jack and moves onto the 7th Agenda Topic.

7th Item on Agenda Health Agent Updates

(a) 106 Millville Street Update

On behalf of Colleen, Jack updates the Board that the Massachusetts Department of Agriculture (MDAR) and the Massachusetts Society for the Prevention of Cruelty to Animals (MSPCA) arrived at the property this past Monday and have taken into custody all remaining animals on the property. Jack updates the Board that the MSPCA is in charge of the situation and that they are in contact with the Owner of the animals.

Chairman Greenberg asked is the property is now secured. Jack responded that the Attorney for the Property Owner is aware of what has taken place including the Condemnation Order issued by the Board of Health but is not aware of any actions being taken by the Property Owner at this time.

Vice-Chairman Fichtner asked if anything was known on the status of the previous occupants living situation. Jack responded that they are still in the area, not sure where they are living, but Colleen has been in contact with them.

Jeanne Fichtner, 16 Emerson Street, wanted to mention that she believes they are still on the property as their car is still on the property. Jack responded that the Attorney for the Property Owner is allowing the car to remain on the property as it is not functioning at this time.

(b) 24 Kinley Lane Update

On behalf of Colleen, Jack updates the Board that since their approval of a tight tank for that property, a Deed Restriction Notice needed to be recorded at the Middlesex Registry of Deeds, has been submitted for review by the Property Owners Attorney, and is in the process of getting it officially recorded.

(c) Food and Housing Inspections Update

On behalf of Colleen, Jack updates the Board that the only housing issue was the 106 Millville Street property being condemned, and the reason for the condemnation was the entire dwelling has no heating capability. Regarding the Food Inspections, everyone is up to date, and the 2026 Food Permit Application are coming in steadily.

Chairman Greenberg thanks Jack for the Health Agent Updates and moves onto the 8th Agenda Item.

8th Item on Agenda Topics Not Anticipated Within 48 Hours

Since there are no unanticipated topics, Chairman Greenberg moves onto the 9th Agenda Item.

9th Item on Agenda Good & Welfare for the Board

Vice-Chairman Fichtner mentions a Mass. Dept. of Public Health Safety Alert to Employers After State's First Confirmed Silicosis Case in Stone Countertop Industry. Processes like cutting, polishing, or grinding stone can generate silica dust, which can cause silicosis if breathed into the lungs. Silicosis is an incurable and potentially fatal, but preventable, lung disease associated with working in the stone countertop industry.

Jack updates the Board that the Household Hazardous Waste Day and Shredding Event is scheduled for Saturday, August 29, 2026, and working on having it at the Miscoe Middle School.

Jack updates the Board that the Electronics Sustainability Event is scheduled for Saturday, June 27, 2026, which will continue to be at the Miscoe Middle School.

Jack updates the Board that they wanted Mike Szczepan, from EL Harvey, to come in and talk to the Board about the trash industry and where it was heading as the Town of Mendon is going into its first extension of the contract in July 2026.

Jeanne Fichtner, 16 Emerson Street, wanted to inquire about getting the annual rabies clinic back up and running. The Board discussed and will speak with the Animal Control Officer, Kevin Sullivan, to see if the Board can get that back up and running.

10th Item on Agenda Adjourn Meeting

Since there are no other topics or discussions, Chairman Greenberg sets the next BOH Meeting for Wednesday, January 14, 2026, at 6:00 PM and calls for a motion to adjourn tonight's meeting.

Vice-Chairman Fichtner makes the motion to adjourn tonight's BOH Meeting. Member Gilmore seconds the motion. The motion is passed. **Roll call vote: Greenberg-Aye, Fichtner-Aye, Gilmore-Aye.**

Meeting is ended at 7:51 PM.

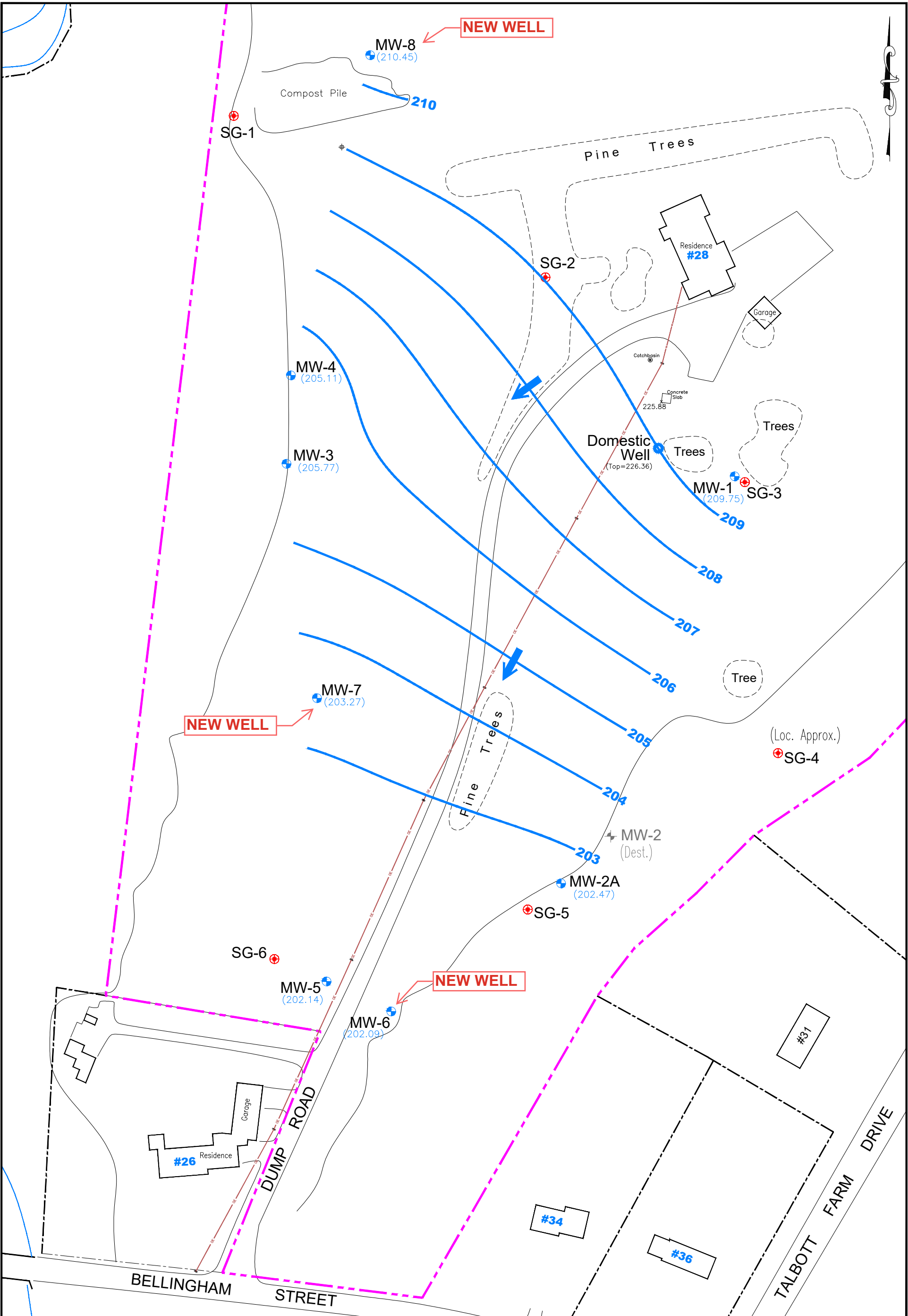
Documents and Submittals of Meeting:


- ***BOH Meeting Notice Posted on Monday – December 8, 2025***
- ***5(b) Aerial Map of 143-145 Hartford Avenue East***
- ***6(a) FY27 Senior Trash Discount Form***
- ***6(b) Map of Proposed Monitoring Well Locations for the Old Mendon Landfill***



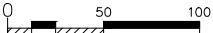
BOARD OF HEALTH MEETING

WEDNESDAY – JANUARY 14, 2026





73 William Franks Drive • West Springfield, MA 01089
Phone: 413-761-0070 Fax: 737-207-8280



GRAPHIC SCALE:

PROJECT:
Former Mendon Landfill
Bellingham Street / Dump Road
Mendon, Massachusetts

TITLE:
Site Plan - Groundwater Contours 12/30/25

CADFILE: Mendon-LF.dwg

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RAS	JS/NB	JS/NB	JS/NB
SCALE:	DATE:	JOB NO.:	FIGURE NO.:
1"=100'	1/7/26	183JS25071	3



BOARD OF HEALTH MEETING

WEDNESDAY – JANUARY 14, 2026