



Town of Holbrook
Board of Health
50 North Franklin Street
Holbrook, Massachusetts 02343

Tel: 781-767-3030
Fax: 781-767-9562

Holbrook, Ma Board of Health

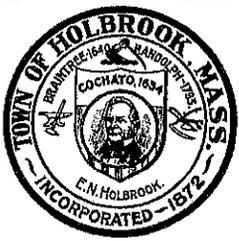
Date: Tuesday, October 21st, 2025

Location: Town Hall King Room and via Zoom

In attendance: Allyson Pinkhover (Chair), Cristina Lucci-McShain (Vice Chair), Chris Nickerson (member), Mary Donovan (member-remote), Britney Jayne (Health Director).

Meeting Minutes

1. Meeting called to order by the Chair at 7pm.
2. **Health Director updates**
 - a. Health Director ^{Britney} Britney provided several updates to the Board. She reported that the recent Hazardous Waste Day had 81 cars participate, exceeding their goal of 35 cars. A flu clinic is scheduled for October 28th from 10:30 AM to 12:00 PM in the Heritage Room at Town Hall, with pre-registration encouraged.
 - b. The 5C emergency preparedness group is hosting a mock emergency scenario on extreme weather conditions next week, which the Health Director will attend along with the Emergency Dispensing Site (EDS) plan. She noted that Holbrook shares an EDS plan with Avon.
 - c. Updates were provided on the animal bylaws previously submitted to the Attorney General's office. The bylaws have been resubmitted with minor revisions based on the AGO's recommendations and will appear on the November 19th Town Meeting warrant.



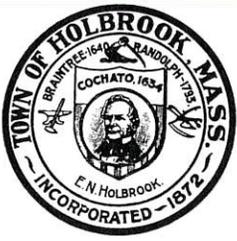
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- d. The Health Director also mentioned potential future Board of Health regulations regarding grease traps in restaurants, as there have been inquiries from new restaurants about requirements. She noted that Bob McHugh reported grease problems in town.
- e. Finally, she discussed the potential for another public health intern in the spring, with Ziona preparing a list of possible initiative areas for consideration.

3. Discussion: EPA Baird and McGuire Annual Update

Chris Kelly from the EPA Superfund program provided an update on the Baird and McGuire Superfund site, which sits on the Holbrook-Randolph border. He reviewed the site's history, noting it was designated as a federal Superfund site in 1983 after decades of chemical manufacturing and improper disposal practices. The groundwater treatment facility, operational from 1993 to 2020, is currently in standby mode. The Massachusetts Department of Environmental Protection (MassDEP) has been responsible for site operations and maintenance since 2004, with taxpayer money primarily funding the cleanup. Current remediation efforts involve injecting a sulfate mixture to break down naphthalene and immobilize arsenic in the groundwater. The EPA and MassDEP plan to issue an amended record of decision (ROD) by September 2026, with public information sessions expected in spring 2026. Monitoring for PFAS has shown some low-level exceedances of the federal maximum contaminant level (MCL), but not at levels requiring action. The Board requested that future public information materials be provided in multiple languages to ensure broader community engagement.



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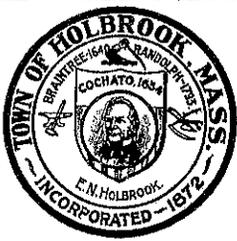
4. Discussion: BU Intern Practicum- Holbrook Community Needs Assessment

- a. Alexis, a Master of Public Health candidate from Boston University, presented her completed Community Health Needs Assessment for Holbrook. The assessment analyzed data from 2020 to June 2025, combining quantitative data with qualitative information from community interviews. Key findings included heart and pulmonary diseases as the leading causes of death, a decline in the average age of death, and a significant decrease in certain chronic and communicable diseases that still require monitoring. Substance use was identified as a significant issue, though good work is being done through the opioid settlement advisory committee and ^{RISE}RISE grant. Community interviews revealed concerns about health anxiety, trust issues, information gaps, mental health access limitations, and challenges with housing, transportation, and health literacy. The Board acknowledged the assessment as a valuable tool for guiding their work priorities and grant applications.

5. Discussion and Vote: 41 Quincy St Septic Repair Plan Collins Civil Engineering Group

- a. George Collins of Collins Civil Engineering Group presented a septic repair plan for 41 Quincy Street, requesting two local upgrade approvals. The first was to use soil sample testing due to wet soil conditions, and the second to lower the leaching field by one foot to achieve a three-foot separation to groundwater (rather than the required four feet) to enable a gravity-fed system. The property is on town water, with no drinking wells nearby. The Board reviewed the plan and found the requests reasonable.

- i. *Motion to approve the septic repair plan for 41 Quincy Street for the Collins Civil Engineering Group was made by Lucci-McShain, seconded*



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by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes

Donovan – yes. Motion passed.

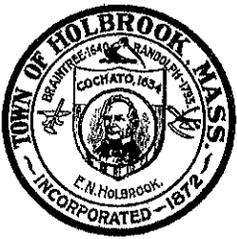
6. Discussion and Vote: 18 Laurel Park Septic Repair Plan Collins Civil Engineering Group

- a. George Collins presented a septic repair plan for 18 Laurel Park, another area without town sewer access. Due to the tight quarters of the property, two local upgrade approvals were requested: the use of a soil sample in lieu of a percolation test (which was unsafe to conduct due to 8 feet of fill), and allowing up to 60 inches of cover over the septic components (instead of the standard 36 inches). The system would be installed in the front yard where the existing system is located, with heavy-duty septic chambers that can accommodate the additional cover depth. The Board agreed that due to site constraints, no other location was feasible. The Board discussed the need to identify priority areas lacking town sewer access that experience recurring septic issues, to support future planning for sewer expansion.

- i. *Motion to approve the septic repair plan for 18 Laurel Park for the Collins Civil Engineering Group was made by Lucci-McShain and seconded by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.*

7. Discussion and Vote: Septic Installer Permit Hart Title 5 Services LLC

- a. The Board reviewed an application from Hart Title 5 Services LLC for a septic installer permit. Health Director Brittney noted that this company had previously



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been permitted in Holbrook in 2023 and had submitted all required documentation and fees.

- i. Motion to grant the septic installer permit for Hart Title 5 Services LLC was made by Lucci-McShain and seconded by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.*

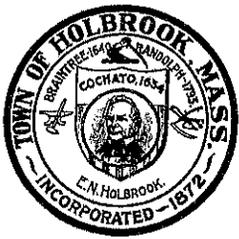
8. Discussion and Vote: Irrigation Well Installation 719 S. Franklin St Folsom Well and Pump

- a. The Board reviewed an application for an irrigation well installation at 719 South Franklin Street by Folsom Well and Pump. Health Director Brittney explained this was a second irrigation well for the property, with the first already installed. The well is for non-potable use and meets all required setbacks.

- i. Motion to approve the irrigation well installation at 719 South Franklin Street per the Folsom Well and Pump application was made by Lucci-McShain and seconded by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.*

9. Discussion: Body Art Apprenticeships and Regulations

- a. Health Director presented a request regarding body art apprenticeships, which were not initially addressed in the town's body art regulations. The Board discussed the need to research how other municipalities structure apprenticeship programs before deciding. Board members expressed concerns about establishing appropriate supervision requirements, age requirements, documentation of training hours, and infection control standards for apprentices. The Board agreed



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to research other municipalities' regulations and revisit the topic at their next meeting.

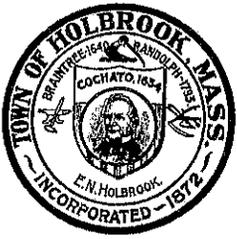
10. Discussion and Vote: Temporary Body Art Practitioner Permit Erin O'Neal

- a. The Board reviewed an application for a temporary body art practitioner permit for Erin O'Neil, who is licensed in New Hampshire. Marya from Needlejuice Tattoo explained that she had mentored Erin in Taunton before Erin moved to New Hampshire, and wanted her to work as a guest artist for their soft opening and possibly for up to a month. The Board noted that Erin's CPR certification was missing from the application materials.

- i. *Motion to approve the temporary body art practitioner permit for Erin O'Neil contingent on her CPR certification being provided to the Health Director and for a time period of 30 days was made by Lucci-McShain and seconded by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.*

11. Discussion: 1 Beach Rd Dumpster Violations

- a. Health Director Brittney reported that the dumpster violations at 1 Beach Road had been remedied. The property owner, Mr. Patel, explained that a tenant who moved out had dumped mattresses and other items around the dumpster. Board members expressed concerns about the length of time it took to address the issue and noted this was not the first time there had been health-related issues at this property. Mr. Patel suggested possibly locking the dumpster or increasing pickup frequency to prevent future problems. The Board emphasized that it is the



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property owner's responsibility to maintain the area and that continued violations

would result in fines.

12. Discussion and Vote: Approve Minutes from 1/14/25, 2/11/25, 3/11/25, 4/8/25,

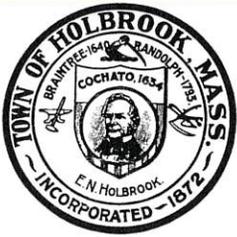
7/12/25

- i. *Motion to approve the minutes from January 14, 2025, February 11, 2025, March 11, 2025, April 8, 2025, and July 12, 2025 was made by Lucci-McShain and seconded by Nickerson. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.*

13. Citizen's concerns

Maria from Needlejuice Tattoo asked about the status of an open layout plan for her shop. Health Director Brittney explained that she would need to review the regulations regarding partitions between workstations. The Board suggested Brittney research the specific requirements and provide guidance on whether the partitions would need to be full walls or if movable partitions that can be properly cleaned and sanitized would be acceptable, particularly considering ADA accessibility concerns.

The Board scheduled its next meeting for November 10, 2025, as the regular second Tuesday falls on Veterans Day. Nickerson made a motion to adjourn, seconded by Donovan. Nickerson – yes, Pinkhover – yes, Lucci-McShain – yes Donovan – yes. Motion passed.



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