

DOVER BOARD OF HEALTH
MEETING MINUTES
October 6, 2025
10:00 AM via Zoom

1. Call to order, roll call: Start time: 10:01 AM

Present: Chair Kay Petersen, Member John Quackenbush, Member Stephen Kruskall, Health Director Jason Belmonte, Public Health Nurse Gael Varsa, Administrative Assistant Sophia Kriegsman

Also Present: Jim McAllister, Nicole McAllister, Amy McNerney

2. Citizen comments: N/A

3. Next meeting: November 3, 7:00 PM

4. Approval and acceptance of minutes:

- September 8, 2025

Member Kruskall made a MOTION to approve the minutes from the September 8, 2025 meeting. Chair Petersen seconded the MOTION.

All members voted in favor to pass the motion.

5. 8 Greystone Road Complaint

Health Director Jason Belmonte summarizes the ongoing stormwater runoff and septic issues affecting the McAllister property at 10 Greystone Road, with the issue dating back to 2023. He explains that the abutting property (8 Greystone) underwent home renovations and the construction of a new pool, which created significant grading changes and resulted in a downward slope into the backyard of the McAllisters' property. As a result, heavy rain has led to substantial runoff onto the McAllisters' yard, causing persistent ponding and saturation around their septic system. Director Belmonte notes that the situation appears to be worsening and may now be impacting the system's function, with visible signs of ponding that are inconsistent with a properly functioning leaching area.

Mr. McAllister states that the septic system was installed only 9 years ago, and notes that the neighboring property was purchased in 2021, and since then renovations have been

done that created this issue. It has especially intensified since the neighbor's pool installation, which is reportedly constructed at an elevation higher than the approved plans. He and Mrs. McAllister add that their septic service provider confirms such flooding should not occur with their type of system. Photographs and videos documenting runoff and standing water are shared with the Board.

The Board collectively agrees that the most appropriate immediate action is to have a Title V inspection performed to confirm the system's condition and provide official documentation of any failure. Member Stephen Kruskall asks whether the Title V inspector's report would include comments about the cause of failure or only describe the existing conditions. Director Belmonte explains that inspectors typically provide details on failure criteria, which should help clarify if the problem is linked to stormwater runoff.

Chair Kay Petersen asks whether there is any data on the amount of flooding that typically causes a system to fail. Director Belmonte responds that he is unaware of any specific threshold but reiterates that the neighboring property appears to have not followed the approved site elevations during construction. Additionally, Chair Petersen raises the question of how the Board should proceed if it is determined that stormwater runoff caused the septic system failure. Director Belmonte explains that while drainage and grading enforcement typically fall under the Highway Department, the Board has the authority to deem the situation a public health nuisance under Massachusetts General Law, which would allow the Board to order the neighboring property owners to rectify the situation. Chair Petersen expresses interest in visiting the site during the next heavy rainfall, and Member John Quackenbush agrees that an on-site review and the Title V inspection will both be critical next steps.

Director Belmonte asks the McAllisters if they are agreeable to arranging the Title V inspection, and they confirm that they are. He will coordinate a follow-up once the inspection is complete. The McAllisters thank the Board for their attention to this matter.

6. Schedule Tobacco Hearing

Chair Petersen introduces the next agenda item concerning the scheduling of the Board's

public hearing on proposed tobacco regulations. Director Belmonte reports that the draft regulation has been reviewed by Town Counsel and returned with minor edits for clarity and formatting. The revised draft has been distributed to all Board members for review.

Director Belmonte notes that the regulation is largely consistent with the version previously submitted, and that the Board is now ready to schedule the public hearing. He explains that the hearing must be publicly posted at least two weeks in advance and published in a newspaper, and he intends to also share the notice through the Town website, social media, and local schools to encourage public participation.

Member Kruskall emphasizes the importance of scheduling the hearing at a time convenient for business owners and residents, suggesting that an evening meeting would allow for greater attendance. Member Quackenbush agrees, noting that an evening session would provide better accessibility for working individuals. He adds that the hearing could be held during the Board's regular November meeting, provided it appears first on the agenda to allow adequate time for discussion.

Member Kruskall inquires whether the Board has previously received written assurance from the Town regarding indemnification for actions taken by the Board. Director Belmonte states that he will confirm this in writing with the Town Administrator to provide reassurance.

Chair Petersen and the Board concur that combining the hearing with the November meeting would be practical. They also agree that if other urgent matters arise, they may be added to the end of the agenda. Director Belmonte confirms that the public notice requirements will be met and that all relevant materials will be circulated in advance.

Member Quackenbush made a MOTION to adopt the draft regulation for public discussion at the November 3rd Board of Health Meeting. Chair Petersen seconded the MOTION.

The MOTION carried by a vote of 2-1, with Chair Petersen and Member Quackenbush in favor and Member Kruskall in opposition.

7. Public Health Nurse Report

Public Health Nurse Gael Varsa begins by reporting on the flu and COVID-19 vaccination clinic held on Friday, October 3. Approximately 90 residents attended, with vaccinations administered by a pharmacist and nurse employed through Pine Hill. She explains that the clinic provided an opportunity to engage with residents and promote awareness of the Board of Health's services. Nurse Varsa states that overall feedback from attendees is very positive, with residents noting the helpfulness of staff.

Nurse Varsa reports that she is partnering with the Parks and Recreation Department to host a hands-only CPR demonstration, exclusively for parents and families. The sessions will be held on a Sunday afternoon and Monday evening to accommodate various schedules and will be organized by a local cardiac arrest survivor who has been instrumental in supporting this community initiative. She adds that the Council on Aging will host a similar CPR education session on December 8 and that regular blood pressure screenings will begin twice monthly at the Caryl Community Center.

In response to an inquiry from Member Kruskall, Nurse Varsa confirms that new automated external defibrillators (AEDs) have been installed at multiple locations, including two in the Caryl Community Center (near the kitchen and gym), one in the lower level of the library, and one on the second floor of the Town House. Member Quackenbush references the AED locator app, and Nurse Varsa notes that it is available on the Board of Health website and will also be publicized through Parks and Recreation and COA communications.

Nurse Varsa reviews MAVEN data for September, reporting continued cases of Lyme disease and one foodborne illness that occurred outside the Town's jurisdiction. She adds that flu activity remains higher than last year, with several residents contracting the flu early in the season.

She further reports ongoing collaboration with school nurses, including recent coordination regarding a middle school and high school student case. Nurse Varsa emphasizes that this communication ensures effective information sharing and maintains

a strong partnership between the schools and the Board of Health. The Board concludes by thanking Nurse Varsa for her continued work and commends the success of the recent clinic.

8. MHOA Intern Program

Amy McInerney from the Massachusetts Health Officers Association (MHOA) joins the meeting to provide an overview of the MHOA Internship Program. She explains that the goal of the program is to recruit and train local college students to shadow local health inspectors and gain practical experience in the field. The nine-month program includes both online coursework and in-person training, with the intent that students will be able to conduct independent health inspections by the end of the program.

Ms. McInerney notes that students will have opportunities to earn certifications during their placement. The first several months are primarily online, followed by field work within participating health departments. She adds that interns are paid through MHOA, and participating towns receive a \$10,000 stipend. Currently, five students are enrolled in the program, and placement is based on geographic proximity.

Member Quackenbush asks Director Belmonte if the Dover Health Department would be able to support an intern. Director Belmonte responds that he would be more than happy to host one and requests the Board's formal approval to participate in the program.

Member Kruskall made a MOTION for the Dover Board of Health to participate in the MHOA Intern program. Member Quackenbush seconded the MOTION.

All members voted in favor to pass the motion.

9. Air Quality Complaint

Director Belmonte explains that he has received a few inquiries from residents living near the Town House who expressed concern about air quality in the center of town. He notes that questions generally relate to potential impacts from traffic, construction, and landscaping equipment, and invites the Board's input on whether any action should be

considered.

Chair Petersen recalls limited prior discussion on the topic, and Member Kruskall confirms that air quality has only been raised in the past in relation to agricultural proximity concerns. Member Kruskall inquires about the availability of portable air quality monitors. Director Belmonte responds that such equipment exists for indoor use, but the department does not currently have outdoor monitoring capability. Member Kruskall comments that if accurate handheld devices were affordable and easy to operate, it might be worthwhile to obtain one to address residents' concerns.

Member Quackenbush notes that the Massachusetts Department of Environmental Protection (MassDEP) offers a program providing PM2.5 air quality sensors to municipalities. He suggests that the center of town, particularly near intersections such as Center and Walpole Streets or Springdale Avenue, may be suitable for placement given morning and evening traffic patterns.

The Board discusses available data sources, and Chair Petersen references a MassDEP map showing pollutant levels across Massachusetts, concentrated primarily along interstates and urban areas. The Board briefly discusses the information presented in the map and agrees it is informative to compare Dover's air quality with neighboring regions.

Chair Petersen mentions having heard that the Town may be planning a traffic study in that area. Member Kruskall confirms that certain towns have received funding to review traffic patterns and explore mitigation measures. He also raises concern about recent motor vehicle collisions at the intersection of Haven and Center Streets, noting multiple incidents in recent weeks. While he suggests this could be considered a public health issue, Chair Petersen and Director Belmonte agree that traffic safety matters fall primarily under the jurisdiction of the Highway Department and public safety agencies.

Director Belmonte states that a traffic study is expected to take place next spring, reviewing several intersections, including Center and Dedham Streets, to assess congestion and traffic flow. Chair Petersen asks whether the study includes air quality monitoring, and Director Belmonte responds that he is unaware. Chair Petersen suggests

contacting the Highway Department to ask whether air quality is being considered as part of the study.

Member Quackenbush supports the idea of coordinating with the Highway Department before taking any independent steps and adds that the Town could apply to receive a PM2.5 air quality sensor through the MassDEP program. Director Belmonte agrees, noting that placement and connectivity requirements would need to be reviewed. Chair Petersen comments that establishing baseline air quality data could be valuable for comparison after the completion of the traffic study, to assess any potential changes or impacts.

The Board agrees to follow up with the Highway Department regarding the ongoing traffic study and possible coordination on air quality monitoring efforts.

10. Old Business N/A

11. Adjournment

Member Kruskall made a MOTION to adjourn the meeting, seconded by Chair Petersen. The meeting adjourned at 11:16 p.m.

Documents and Exhibits Used During this Meeting:

Draft Meeting Minutes of September 8, 2025

Attachment 1: [Inadequate Exposure to Air Pollution from Vehicles in Massachusetts](#)

Respectfully submitted,

Sophia Kriegsman