

**PEABODY BOARD OF HEALTH GENERAL MEETING**

**Meeting Notes**

**September 25, 2025 4:30 pm**

**Lower Level Conference Room, Peabody City Hall, 24 Lowell St. Peabody**

**With remote participation via Zoom**

**In Attendance: Chairman Thomas Durkin, Dr. Julia Fleet O.D, Sharon Cameron, and Clerk Lisa Greene**

Mr. Durkin opened the hearing at 4:37 and read the meeting notice. Ms. Cameron introduced the new school nurse leader, Shana Kinney-Dana who had recently started in that position. Ms. Kinney-Dana has been a school nurse within the City of Peabody for a number of years prior.

Mr. Durkin explained that the first matters before the Board were some hearings.

**HEARINGS**

**4:35 pm – Hearing regarding application for Permit to Perform Body Tattooing submitted by Kyle McCarriston.**

Mr. Durkin opened the hearing at 4:35 and read the hearing notice. Mr. McCarriston participated via Zoom. Mr. Durkin asked him to tell a little about himself. Mr. McCarriston explained that he is planning on tattooing at Lake Street Tattoo at 4 Lake Street. Ms. Cameron asked Kyle re being an apprentice in Peabody and the procedures used to prevent contamination. He replied that he is trained in bloodborne pathogens, and wraps all surfaces, uses gloves to clean up the area, cleans with Cavicide, uses all disposable implements, all tubes and needles. He has never had any discipline against his license. Mr. Durkin asked about after care. Mr. McCarriston said he recommends using Aquaphor for 4-5 days then switch to another non-scented lotion. He tells people to stay out of the sun and still water. Mr. Durkin asked if anyone present or on the call wanted to speak on this matter. No responses were put forth. Mr. Durkin closed the hearing at 4:47 pm.

Dr. Fleet Made a **Motion** to approve the permit for Kyle McCarriston to perform Body Tattooing. Mr. Durkin waived the need for a second for all votes tonight. A vote was taken and it was unanimously agreed to grant the permit.

**4:40 pm – Hearing regarding application for Permit to Perform Body Tattooing submitted by Perek Lorn. Vote anticipated to grant or deny permit.**

Mr. Durkin opened the hearing at 4:48 and read the hearing notice. He asked Mr. Lorn to tell of his plans. Mr. Lorn said he works at Timeless Ink in Peabody and is excited to start his career and has been drawing since he was a little boy. Ms. Cameron asked him to tell about types of experience as an apprentice. He sanitizes all work stations, his #1 priority. He has a hot and cold station, all tools in use are hot and anything not yet touched is on a cold station, need to re-glove to reach outside of the station. Instruments are all disposable needles and tubes, and he places them in sharps container after use. When he has a new client coming in he will not tattoo them if on their health form they said they take certain medications or have any health issues. If a client returned a few days after tattoo with concerns of a skin infection, he would tell them to go to a

doctor asap. He has been an apprentice for two years. Mr. Durkin asked if anyone on Zoom or present wished to speak. No responses were received. Mr. Durkin closed the hearing at 4:53 PM.

Dr. Fleet Made a **Motion** to approve the permit for Perek Lorn to perform Body Tattooing. A vote was taken and it was unanimously agreed to grant the permit.

**4:45 pm – Hearing regarding application for Permit to Operate a Body Tattooing Establishment at 215 Newbury St. Suite 210. Vote anticipated to grant or deny permit.**

Mr. Durkin opened the hearing at 4:53 and read the hearing notice. He asked if the applicant Tara Singleton was present. Ms. Tara Singleton was present as the establishment owner, with Val Quiria Jourdan who will be doing the tattooing. Classic Faces spa has been open since 1986, but she is the 5th owner. Mr. Durkin asked if Val is already licensed as a body art practitioner, and she replied that she is. Inspector Ramphis Medina said he met with Tara and Val at Classic Faces Spa last week. This is a very established spa with separate rooms for all services. They have the necessary materials and equipment and furniture and accessory areas. They have a dedicated space for storage and preparation of materials and they also have a dedicated break room and waiting area which are available for the artists so the only thing going on in the rooms will be microblading. A hard plumbed sink is already there, but they installed a bed and storage cabinet. He reviewed maintenance and cleaning with them. He felt comfortable that it will be a sanitary environment. Val said she will be doing permanent makeup only. Mr. Durkin asked if anyone present or on the zoom call wanted to be heard. No responses were received. Tara asked how soon if approved can she begin the work. Ms. Cameron said once the Board votes to approve the permit they are all set to begin, and they will receive the permit in the mail. Ms. Cameron said if they change tattoo artists they would have to come back to amend the permit so they will know which practitioner is affiliated with the studio. Mr. Durkin closed the hearing at 5:00 pm.

Dr. Fleet Made a **Motion** to approve the permit to Operate a Body Tattooing Establishment at 215 Newbury St. Suite 210. A vote was taken, and it was unanimously agreed to grant the permit.

**4:50 PM – Hearing: Application for Permit to Keep Certain Animals (15 Hens) at 105 Goodale St. Applicant: Manuel Silva. Vote Anticipated to Grant or Deny Permit**

Chairman Durkin opened the hearing at 4:53 PM and read the hearing notice. Manuel Silva was present with his granddaughter, Crystal Silva, who explained that he spoke little English and that she would speak on his behalf. She explained that the family has always kept chickens and other animals, and that caring for the hens provides comfort and purpose for Mr. Silva, who is undergoing cancer treatment. Crystal described the coop as large, with a roof and a weather screen for warmth and shelter. Food is stored in two large screw-top containers, and waste is collected in a third container and tilled into the garden. Inspector Wodarski confirmed that the coop meets all setback requirements and appears well-maintained. He said a previous complaint had been received due to the presence of roosters, which are not permitted. Crystal clarified that the roosters were acquired unintentionally when purchasing chicks.

Regarding animal disposal, Crystal stated that deceased animals will likely be buried in the garden. When introducing new birds, they are kept isolated from the existing flock. A pest control inspection is scheduled for Thursday. Ms. Cameron explained that an unrelated animal cruelty investigation a few years ago led to the removal of dogs from the property. Two dogs currently reside at the home but are not licensed. Eddie Silva, also in attendance, asked to speak and stated that his son, Billy, registered the dogs last year, but the licenses may have expired. Eddie Silva stated that he was the subject of the prior complaints but was not found guilty and not prohibited from having other animals in the future. Also, he is not the applicant for this chicken permit – Manuel Silva is, and has not been charged with anything.

Daniel Flaherty, an abutter at 103 Rear Goodale St., expressed concern about potential odor and noise. He asked about his rights if issues arise. Crystal responded that the chickens are quiet and the waste is contained. Mr. Durkin explained that if they have complaints they could contact the Health Dept. and there would be follow up and potentially another public hearing to address the issues.

Neighbor Jan Flaherty also spoke on the matter and stated that the applicant also had past issues with horses and MSPCA involvement. Crystal clarified that the horse had contracted Triple EEE and was treated by a vet before being relocated.

Ms. Cameron expressed concern about the prior complaint of animal cruelty at this address and requested more time to review the situation. Dr. Fleet agreed, acknowledging the emotional value of the chickens but supporting a delay to gather more information.

The hearing was continued at 5:22 PM and the matter will be revisited at next month's meeting.

**4:55 PM – Hearing: Application for Variance to Allow Acidification of Sushi Rice at King's Burger, 38 Forest St. Applicant Andre Fatima. Vote Anticipated to Grant or Deny Variance**

Chairman Durkin opened the hearing at 5:23 PM. Andre Fatima explained that he wishes to add sushi to the menu at King's Burger. He has two years of restaurant experience, and although his partner could not attend tonight due to illness, they are both going to be overseeing the establishment. He said they have a designated, clean area for sushi preparation.

Health Inspector Randy Suckney explained that he had conducted a routine inspection and found the applicants to be cooperative. He expressed concern about cross-contamination due to the sushi prep area being near the three-bay sink. He emphasized the need for a dedicated sushi prep time and dedicated staff member. The operation is small, with only one handwashing sink.

Mr. Fatima explained that sushi will be prepared from 5:00 PM to 10:00 PM, Wednesday through Sunday. Staff roles are clearly divided: one for burgers, one for sushi, and three people total in the kitchen. Rice will be washed in the dishwashing area, with cleaning protocols in place. Consultant Victoria Hart has trained the staff on food safety and contamination prevention.

Mr. Suckney recommended approving the application with the condition that they submit a clear SOP (Standard Operating Procedure) for rice washing and prep times. Ms. Cameron

recommended approval with those conditions. Mr. Durkin asked if there were any further comments from those on Zoom or present. None were put forth. Mr. Durkin closed the hearing at 5:29 PM.

Dr. Fleet made a **Motion** to approve the variance with the condition that the applicant continue working with Consultant Victoria Hart for two months and the development of clear SOPs. A vote was taken and the variance was unanimously approved with the stated conditions.

**5:00 PM – Hearing: Notice of Inspection and Order to Correct Violations at 108 Lynn St. Vote Anticipated: Uphold, Modify, or Suspend Order** Ms. Cameron reported that the property owner has requested a deferral until next month. The hearing was deferred to next month’s meeting.

### 3. Environmental Updates

#### a. Trash and Recycling Update

Ms. Cameron reported that the recent trash strike has ended. While operations have not fully returned to normal, the situation appears to be improving. Although there have been some complaints on social media, the Health Department has not received any formal complaints, indicating that the transition is going relatively well.

#### b. Overview of Amrize Operations (Formerly Aggregate Industries)

Ms. Cameron noted that the Health Department received complaints from an abutter regarding odors and potential environmental contaminants from the Amrize facility. She explained that she has invited Jarrett Temple, General Manager of Amrize in Peabody, to provide an overview of the plant’s operations, monitoring practices, and mitigation efforts. She explained that the facility is regulated by the state, not the city.

Eric Lampedecchio of 55 Russell Street stated that he has lived in Peabody for four years and enjoys the community. However, he has experienced strong asphalt odors on multiple occasions, including May 9, August 17, and again recently. He expressed concern about the lack of a solid mitigation plan and the potential presence of volatile organic compounds (VOCs), especially under certain atmospheric conditions. He emphasized the need for proactive environmental protections.

Jarrett Temple, General Manager of Amrize, explained that the facility includes an aggregate quarry and an asphalt batch plant. It is highly regulated and operates under four permits:

- Air permit (MassDEP)
- Water permit (NPDES)
- Hazardous waste permit (federal)
- Special permit from the City of Peabody (2002)

He added that the city permit includes additional conditions on blasting, odor, noise, and dust, and requires annual or semiannual testing. Blasting is limited to once per week (Tuesdays), with exceptions requiring a permit. An independent blast consultant provides annual reports to the City Council, which votes on permit renewal. The facility has never exceeded noise or air quality limits in 23 years. He explained their dust and odor mitigation procedures: A water truck is used throughout the day to control dust on roadways and stockpiles; A street sweeper is also used, including on Russell Street; The asphalt plant uses a “bag house” filtration system to capture

particulates; Combustion efficiency tests are conducted regularly, with the most recent showing 99.9% efficiency.

Mr. Temple noted that odor mitigation is challenging. The facility uses Ecosorb (a masking agent) and a chemical scavenger to reduce hydrogen sulfide (H<sub>2</sub>S) odors. He added that this summer, a batch of raw materials had higher-than-usual H<sub>2</sub>S levels, which contributed to increased odor complaints. That material was used up by early August, but the facility continues using the odor reducing additives as a precaution.

Ms. Cameron asked about using truck covers. Mr. Temple explained that those coming to pick up products have trucks that use roll-off covers but are not fully enclosed. Fully enclosed trucks would help reduce odors but are not in use and would require new designs .

Mr. Lampedecchio reiterated concerns about odor accumulation in low-ceiling atmospheric conditions, especially given the proximity of his home (200 yards from the facility). He emphasized the need for real-time air quality monitoring and questioned whether VOCs are being adequately tracked.

Mr. Temple responded that employees working at the plant and on paving crews do not report health issues and that the facility receives few odor complaints. He acknowledged the challenge of operating in a densely populated area and noted that they do have one other resident who regularly calls him directly on the occasions when she has odor concerns.

Ms. Cameron referenced other facilities (e.g., Rousselot) that have implemented weather-based operational adjustments as part of their mitigation plans. She asked whether Amrize could consider similar measures, such as ceasing operations during adverse conditions or holiday weekends. Mr. Temple explained that while the quarry can plan around weather, asphalt production is more reactive and tied to paving schedules. The facility is not permitted to operate on Sundays or holidays.

Mr. Temple shared that Amrize is in the process of acquiring a “blue smoke” system, which captures emissions through a complex system of ductwork and fans. The system is already in use at other locations and is expected to be installed in Peabody within 18 months.

Mr. Lampedecchio expressed concern about the long wait for mitigation and the impact on his family, especially his young daughter. Ms. Cameron acknowledged the seriousness of VOC concerns and stated that she would reach out to Mollye Malone at MassDEP to explore further recommendations and determine whether incident-based air monitoring could be implemented. Mr. Lampedecchio asked whether handheld monitors could be used for quick readings. Mr. Temple responded that the facility does not currently use them and questioned their effectiveness.

Mr. Temple explained that blasting at the quarry is not conducted during adverse weather or air quality conditions. Blasting is limited to 133 decibels. In low-ceiling atmospheric conditions, sound and emissions do not disperse as effectively. While stone operations can be planned in advance, asphalt production is more reactive and depends on daily demand.

He noted that Amrize is in the process of acquiring a “blue smoke” system, which is already in use at their Chelmsford facility. This system includes ductwork, fans, and garage doors that close during truck loading. A fan pulls emissions into the system, which reintroduces filtered air. Due to high demand and limited manufacturers, the wait time for installation is approximately 18 months. Peabody is next in line for installation.

Mr. Durkin asked Mr. Lampedecchio what outcome he hoped for. Mr. Lampedecchio said he and his wife had their first child last year and are excited to raise their daughter in Peabody, but they don't feel safe bringing her outside due to the odors. He expressed concern about the long wait for mitigation.

Ms. Cameron noted that the Board of Health reviews Amrize's annual reports and finds them to be compliant with air quality and noise testing. However she noted that some VOCs cannot be easily measured and that atmospheric conditions may affect compliance. She asked whether MassDEP had conducted any additional analysis of air quality.

Mr. Temple confirmed that air quality complaints have been documented, including on May 9, August 17, and September 24. One incident involved improperly loaded trucks.

Mr. Lampedecchio emphasized that while weather cannot be controlled, operations can be planned around it. He asked whether incident-based monitoring could be implemented. Ms. Cameron said she would follow up with Mollye at MassDEP to explore options and determine whether other facilities have adopted similar mitigation strategies. She also asked whether handheld monitors could be used for quick readings. Mr. Temple responded that they do not currently use them and questioned their effectiveness.

Ms. Cameron asked whether the blue smoke system was a committed investment or still exploratory. Mr. Temple confirmed that while it is not mandated, they are pursuing it voluntarily to demonstrate their commitment to mitigation. He agreed to provide documentation once the order is approved. The system costs over \$1 million and takes time to install. Peabody is one of two Amrize plants that operate year-round.

Dr. Fleet asked whether the city is still using PurpleAir monitors. Ms. Cameron confirmed they are, but they only measure particulates, not VOCs.

Mr. Lampedecchio asked whether the Board of Health could recommend that the City Council revise the special permit to require the blue smoke system. Ms. Cameron noted that revisiting the permit could open up other areas for review. Mr. Durkin said the Board would begin by reaching out to MassDEP and continuing communication with Amrize about mitigation efforts. Mr. Lampedecchio said he is not fully satisfied but is hopeful that improvements are coming.

### **City Council Responses -Reviewed.**

Ms. Cameron reported that she will attend a City Council meeting to discuss a request to excavate ash from a landfill.

#### **5. Code Enforcement Updates**

Housing- Ms. Cameron explained that the 168 Newbury St - Pine Grove Mobile Home Park case went to court for arraignment, but the case was continued to next month as the owner does not yet have legal representation.

Food- Best Sandwich Co. Ms. Cameron explained that this business has been working with a consultant but has not fully complied with the agreed-upon plans. The most recent consultant report indicates they are making progress, and hopefully they will come into compliance.

Other – 1 Newbury St. (Holiday Inn): No longer sheltering families. Renovations have been made to the lobby, including new carpeting. The hotel is reapplying for its license.

**Permitting Updates-** Reviewed.

**List of Permits Issued in August 2025** – Reviewed.

### **Public Health Nursing Updates**

**August 2025 Surveillance Report** - Dr. Fleet reported no concerns. Ms. Cameron reported that the first flu clinic was held at Brooksby Farm during Senior Day. It was Public Health Nurse Brenda Wolff's first clinic and was very successful. Additional clinics are scheduled at the Housing Authority, City Hall, and the Council on Aging. Most will take place in October and November.

**School Health Updates** -Mayor Bettencourt held a ribbon-cutting ceremony for the new Higgins Student Support Center. The city has expanded its contract with Family Continuity to employ three full-time clinicians. The center offers drop-in hours and scheduled appointments. The Board expressed enthusiasm for this new resource.

**Social Services Updates-**Ms. Cameron reported that the Bloom app has launched and is seeing good enrollment. Recruitment efforts are ongoing. Grief and loss programs are being offered. Marblehead has signed on to Bloom as well, and other communities are considering participation. The final session of the suicide prevention training was held last night. Ms. Cameron met with the superintendent to discuss a school-based program tailored to different age groups. Dr. Fleet praised the accessibility of these resources.

**Proposed 2026 Meeting Schedule-** The Board reviewed the proposed dates and Dr. Fleet noted a conflict with the proposed April 23rd date. Mr. Durkin and Ms. Cameron agreed to move the meeting to April 30th.

Dr. Fleet made a **Motion** to adjourn at 6:42 PM. The motion was unanimously approved, and the meeting was adjourned at 6:43 PM.

Next Meeting Date: October 23, 2025

Meeting notes respectfully submitted by:  
Lisa Greene, Clerk to the Board of Health