

Gerard F. Cody, R.E.H.S./R.S.
Public Health Director

Ann Martin, R.N./M.S.N
Public Health Nurse

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Town of Randolph

Public Health Department

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Board of Health

Dr. David Kaplan, M.PH/Ph.D./C.H.O./R.S. *Chair*

Barbara Mahoney, R.N./M.H.A

Dov Yoffe, R.N./A.S.D

Patricia M. Cedeño-Zamor, Ph.D/M.S.W/M.H.A

July 7, 2021

Jaclyn Manchester, Community Manager
Rosemont Square Apartments
2 Chestnut Way
Randolph, MA 02368

RE: Dumpster and Litter on Property

Dear Ms. Manchester:

On June 21, 2021, an Order to Correct Dumpster and Litter violations was issued to Rosemont Square Apartments. I am writing to confirm receipt of a cover letter, trash action plan, map, interior integrated pest management plan and outside pest management plan from you dated June 29, 2021.

The following is a summary of your cover letter and trash action plan, you submitted to this office;

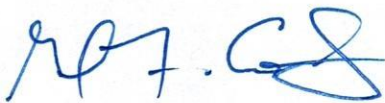
- 1.) You described your plan to increase the capacity of your solid waste collection capabilities from the current 30 yard capacity to 110 yards of solid waste collection capacity. That is over a 250% increase in solid waste storage capacity on site.
- 2.) You confirmed that the solid waste transporter will empty the solid waste containers twice per week.
- 3.) You confirmed a schedule for maintenance staff and groundskeepers to monitor the dumpsters 7 days per week.
- 4.) You confirmed that signage and cameras will be added to monitor for and deter illegal dumping.
- 5.) You confirmed that you have an Integrated Pest Management plan for both the outside dumpster area and the interior buildings.

In addition to the information you provided above, you requested additional time to comply with the Order to Correct. You requested an additional 12 business days to comply with the requirement to increase your solid waste disposal capacity on site. It appears that you vendor cannot deliver the required equipment and supplies until July 27, 2021.

Conditional Approval of Extension

Based on the information provided up to today in response to the *Order to Correct*, the additional 12 business days to comply with the requirements is approved under the condition that there shall be additional monitoring of the existing trash collection compactor area 7 days per week until 10PM each day. It is the expectation of the Randolph Board of Health that there shall not be any trash or garbage left unattended and outside of the trash compactor area throughout the day and evening.

If you have any questions concerning this matter, you may contact this office at (781) 961-0924 or gcody@randolph-ma.gov.

A handwritten signature in blue ink, appearing to read "Gerard F. Cody".

Gerard F. Cody R.E.H.S. / R.S.
Public Health Director

cc: File
Board of Health



ORIGINAL

June 29, 2021

Gerard F. Cody, R.E.H.S/R.S
Public Health Director
Town of Randolph
41 South Main Street
Randolph, MA 02369

Re: Trash Action Plan Cover Letter

Dear Mr. Cody:

After speaking with our waste removal vendor, delivery of the additional dumpsters will not take place until July 27, 2021. I am requesting additional time to comply with the Order to Correct.

Attached is the action plan that will take place at Rosemont. We feel that the increase of trash dumpster/compactor yardage from 30 yards to 110 yards will assist in maintaining a clean and safe property along with the other action items in our plan.

If you have any questions at any time, please do not hesitate to call me directly.

Sincerely,

Jaclyn Manchester
Community Manager
Rosemont Square Apartments



June 29, 2021

Gerard F. Cody, R.E.H.S/R.S
Public Health Director
Town of Randolph
41 South Main Street
Randolph, MA 02369

Re: Trash Action Plan

Dear Mr. Cody:

Per the violation received on 06/21/2021, below are the steps Rosemont Square Management will be taking in regards to dumpsters and litter on the property.

1. Convert 30-yard compactor designated to cardboard to trash, resulting in two (2) 30-yard trash compactors.
2. Add two (2), 10 yard dumpsters to the back corners of the community and a 30 yard open top dumpster behind building 17000 (map attached). Based on our vendor's availability, these will be delivered by 07/27/2021.
3. The compactors and 10-yard dumpsters picked up two (2) times per week based on recommendation from waste removal vendors.
4. Scheduled check ins at the compactor and dumpster areas at 8am, 12pm and 4pm by the Rosemont Square Maintenance Team seven (7) days per week effective immediately. QR code will be used to check in a track when the area is being cleaned and when the heaviest dump times are.
5. Groundskeeper schedule changed to include more weekend hours and evening hours. Monday-Friday they will be monitoring and cleaning these areas from 8-10am and 6-8pm. On Saturday and Sunday, they will be working from 9am-6pm. These new hours will be effective 07/03/2021. Groundskeeper will also check in using the QR code system.
6. Cameras activated by the compactor area as of 06/24/2021 and monitored daily to find who is illegally dumping. We will be working in connection with Randolph Police in these scenarios.
7. Signage ordered to prohibit unauthorized use of the dumpster and deter illegal dumping. All old signage removed and updated signage posted as soon as delivered.
8. Additional bait stations scheduled to be placed around the compactor and dumpster areas. Attached is the Integrated Pest Management Plan.

The Rosemont Square Management Team takes the current situation regarding trash removal seriously and is committed to keeping Rosemont Square a safe and clean environment for our residents. As such we will continuously monitor the above plan and make any changes necessary based on the shared goal of maintaining a high standard of cleanliness for all trash areas.

If you have any questions at any time, please do not hesitate to call me directly.

Sincerely,

Jaclyn Manchester
Community Manager
Rosemont Square Apartments



Interior Integrated Pest Management Plan

Rosemont Square has scheduled routine inspections of the common areas weekly by Waltham Pest Services. Routine service includes inspection of hallways, laundry and utility rooms. An inspection of the area(s) will include a comprehensive report of the area conditions and recommendations for repairs required. Exterminator will check for signs of rodents or pests and will bait and treat if any found.

All reports made to Management of pests or rodents in a building or apartment will result in an additional inspection and/or treatment of the area by Waltham Pest Services weekly. Any

Inspection reports are to be submitted by Waltham Pest Services weekly to Rosemont Square Management. Any recommended repairs (including filling or patching holes) will be completed by the Rosemont Square Maintenance Team.



Integrated Pest Management Plan

Rosemont Square has scheduled routine inspections of the trash areas monthly by Waltham Pest Services. Routine service include four exterior tamper proof rodent stations. An inspection of the area(s) will include a comprehensive report of the area conditions and recommendations for repairs required. Exterminator will check for burrows and treat if any found. Additionally, compactors will be inspected for signs of penetration. These results will be sent to Management for correction.

All reports made to Management of pests or rodents will result in an additional inspection and/or treatment of the area by Waltham Pest Services, outside of the scheduled monthly inspections.

Implementation of new trash policies as outlined in the Trash Action Plan submitted on 06/30/2021 will help to eliminate food, moisture and harborage for pests and rodents, making their survival more difficult.

