

Charlemont Board of Health
March 11, 2015

Present: Rob Lingle co-chair, Doug Telling co-chair, Trice Hyer, and Ruth Cannavo
Guests: Charlotte Dewey, Susan Ferency, Glen Ayers, Dan Girard, Jim Williams, Beth Bandy,
Doug Forbes, Marguerite Rancourt, Bambi Miller, M.J. Adams

Meeting called to order at 7:15 PM

1. Reviewed minutes form 2/11/15 and 2/25/15 and approved through signatures
2. Reviewed letter from James Hawkins, FRCOG building inspector, regarding 200 Zoar Rd #32 regarding work being conducted without a building permit. Work ordered to stop and the owner should apply for a permit online.
3. Reviewed Co-operative Public Health annual report for Charlemont.
4. Reviewed the town annual report
5. Reviewed Zoar Outdoor water report.
6. Reviewed report of \$1000 insurance claim from 31 Rowe Road
7. Reviewed notification from FRCOG notifying us of a brownfield site inspection program. Looking for sites.
8. Reviewed list of building permits.
9. Lingle gave background on complaint to Charlotte Dewey. He discussed the need to move forward co-operatively. We all need to assess what the conditions actually are. He emphasized the need to get the water tested regularly so that The Inn can keep its designation as a public water supply.
10. Discussed whether the Board is interested in looking into the Tobacco 21 initiative. The Board is interested and in a joint meeting with the Buckland Board of Health along with Mary Kersell to discuss the initiative.

Rob Lingle convened the hearing into the issue of the outbuildings at The Charlemont Inn at 8 pm.

1. Glen Ayers reported on the February 17, 2015 external inspection of the buildings at The Inn. He noted that the hearing is to discuss the exterior conditions and to begin a discussion on the property. He noted that the conditions are sometimes referred to as blight.

-The barn had several broken windows and a door ajar.

-The house (8 Riddell Rd) is showing signs of deterioration: porch, leaning chimney, broken window, and peeling paint.

-By outward appearance, the Inn is in better shape.

2. Lingle said that the main focus of the complaint was the barn.

3. Ayers noted that broken windows and unsecured access constitute a nuisance that experience shows attract vandalism and arson.

4. The boarding of the building is also a visual nuisance but provides more safety (e.g., keeping young children from entering).

5. Lingle wants an assessment and reflection on the future of the buildings.

6. Charlotte Dewey replied:

- the intent all along has been to return to the building when the Sewer District returned it, but in the interim there was vandalism and she was waiting to see if that would be resolved.

-the barn had been open to the elements and accessible for probably 20 years.

-Plan all along was to reopen

-she intends to reconnect to the well soon and connect it at least to the kitchen. Then monthly testing could resume. This is weather dependent.

7. Ayers outlined public water supply (PWS) and grandfathering of it. If it is not returned to active status by the five-year deadline then a written agreement must be signed to never return that well to PWS status. This is binding on future owners. Thus the need to resume testing is clear.

8. Dewey reported that she did not want to use plywood. She thinks she knows of another project and will research it. She was in the 8 Riddell St. house before Christmas and found no water leaks.

9. Marguerite Rancourt objected to plywood, at least in the front. She lives just behind the parking lot and has not observed any vandalism. She asked if there was an overall plan as opposed to fighting one battle at a time.

10. Dewey replied that she has been formulating one. Works on it daily.

11. M.J. Adams of the Franklin County Regional Housing and Redevelopment Authority said that she administers community grants and is currently running a housing rehabilitation project. She offered her services. She works with municipal officials.

12. Beth Bandy, selectman, asked if to qualify for these funds does the area need to be designated as a slum and blight?

13. Adams, no, it can be designated for individual properties.

14. Bambi Miller, Charlemont Historic Commission noted that this is a designated historic district and thus the Inn is registered as an historic building.

15. Lingle: does this means funds may be available through this?

16. Miller: yes.

17. Dewey asked if a timetable for her to start activities exists.

18. Telling replied that the discussion of concrete actions would occur after the hearing.

19. Dan Girard, Planning Board, asked if starting to test the water would stop the clock.

20. Ayers replied it would. If testing then stops after a few weeks or months the clock will restart where it left off. If testing stops after a few years, a new 5-year clock will start up.

21. Doug Forbes, neighborhood resident, asked what could be done with the house and barn. Worried about what may be living in them.
22. Dewey replied that there are no vermin in house or barn.

Hearing adjourned at 8:45

1. Ayers stated that he likes to start with the least restrictive alternative and then work up to more restrictive if necessary. He noted we can make a finding of deteriorating conditions and following from that would like to do an internal inspection of the buildings to look for possible structural damage.
2. Telling stated that he was most concerned with the barn and is willing to wait and watch the house.
3. Lingle wants to do an internal inspection.
4. Telling noted that there are two issues here: the exterior issues and the desire to do an internal inspection and would like to address them in that order.
5. Ayers says that the house needs to not stand out as an abandoned building.
6. The Board and Charlotte Dewey agreed that she would submit to the Board a written and detailed plan on how she will secure the barn and remedy the deterioration of the house. This will be submitted before the Board's March 25, 2015 meeting. She agreed to a good faith effort to complete both tasks by the following deadlines:
 - Barn: 60 days from 3/11/15
 - House: 90 days from 3/11/15
7. If the plan is not received by 3/25/15, the Board will issue an order to correct.
8. Dewey indicated that she has a private inspector coming to visit the building once snow allows. Then she is happy for the town and building inspector to inspect. She thought her inspection would be completed by mid-April.
9. Charlotte Dewey and the Board agreed that the Board and Regional building inspector would be allowed to conduct internal inspections that would be completed by April 22, 2015.
10. Ayers provided 8 food inspection reports.

Telling moved and Hyer seconded a motion to adjourn

Adjourned at 9:45

Documents Reviewed

- Agenda for 3/11/15
- Minutes for 2/11/15
- Minutes for 2/25/15
- MAHB training information and application
- Letter from Building Inspector James Hawkins ongoing work without a permit
- CPHS report to Charlemont
- BOH annual report 2014
- 1 water test
- Report of insurance loss in excess of \$1000
- Notice of FRCOG grant for brown sites testing
- List of Building Permits
- Hearing Notice
- 8 Food Inspections