

Charlemont Board of Health
June 16, 2017
Charlemont Town Hall

Present: Douglas Telling, Rob Lingle

Absent: Trice Hyer

Guests: Glen Ayers, Amy Coates, Charlotte Dewey, Susan Ferency, Lois Dewey, Jean Dewey, Claudine Veistroffer, Patrick Veistroffer, Doug Annear

Convened at 2:10 pm

1. Charlotte Dewey announced that she was recording the meeting. She stated that she had met the conditions ordered by the court in order to issue a food permit and wished for a permit to be issued and the condemnation to be lifted.

2. Ayers expressed an overall concern about permitting a kitchen in a condemned building. Unprecedented in his experience.

3. Charlotte Dewey, Telling, and Ayers reviewed the reasons for the order:

- Chronic dampness
- Electrical system
- Mold and mildew
- Lack of potable water
- Lack of plumbing structure
- Lack of heating system
- Roof problems--leaking
- Evidence of rodent droppings
- Kitchen in disrepair, nonfunctioning
- Exposed wiring
- Lack of watertight windows
- Fire alarm not working

4. Since the condemnation order and based on numerous inspections of work done by professionals, the Board has found relative to the kitchen, second egress, and basement

- Roof repairs stopped leaks
- Public water supply restored
- Plumbing and water restored to kitchen
- Mold and mildew remediated by professionals
- Moisture control installed
- Heating installed for kitchen and basement
- New walls and floor in kitchen
- New lighting in kitchen
- Fire alarm repaired and inspected
- Pest control system in place
- Window repaired in kitchen and outside of windows in this area repaired, caulked, and painted

5. Telling moved and Lingle seconded that based on the findings detailed in the meeting the code violations have been corrected in the kitchen, second egress, and the basement under the core of the building. Move for a partial lifting of the condemnation order where the code violations have been corrected.

Passed 2-0

6. Telling moved and Lingle seconded that Carriage Catering be issued a food permit conditioned on maintaining the repaired sanitary conditions.

Passed 2-0

2:40 pm Amy Coates

1. In regard to damage to her leach field that she claims was caused by the highway department when they replaced a culvert damaged by Tropical Storm Irene.
2. Ayers witnessed that the buried vent pipe was damaged, but had no first hand knowledge of how. The evidence is circumstantial. Stated, and agreed to by the Board, that this would cause the system to clog. He arranged for an aerating system to be installed with the hope that this would salvage the system.
3. Telling advised that any complicity of the town in causing the problem would be a judgment call for the select board. He will attend the July 10th meeting to relate our judgment that a broken pipe would cause the damage to the leach field that currently exists, but the Board has no knowledge how it happened.

3:20 Claudine and Patrick Veistroffer

1. Ayers noted that they have been living in a trailer without a temporary occupancy permit and the occupancy exceeds what the Board calls temporary.
2. They note that they have used a honey pot for waste and now a bucket for grey water. They dispose of the waste in Greenfield.
3. Ayers noted that they need to develop a plan and time line for a date certain to move out of the trailer. This needs to be submitted by July 1. Once the Board accepts a plan, they will be under a Temporary Occupancy Permit until the date certain.

4:30 Doug Annear

1. Annear noted that they responded to a 4 AM fire alarm at The Inn and found that there was no access to the remainder of The Inn from the kitchen.
2. He needs to know what changes will take place in the building going forward.
3. He wants the fire alarm to be connected to a phone line.

Telling moved and Lingle seconded a motion to adjourn

Passed 2-0

Adjourned at 4:45 pm

These minutes are not official until signed.

Documents Reviewed

Agenda for 6/16/17
Waltham Pest report/plan