

Charlemont Board of Health Minutes

March 25, 2025

Zoom

Present: Doug Telling, Rob Lingle, Star Atkeson - secretary

Guests: Randy Crochier, Travis DeCere, Anthony Cammalleri, Kim Blakeslee

Rob Lingle opened the meeting at 6:17

Discussion Items:

Action:

1. Approval of the Minutes of 2/25/2025

Lingle made a motion to approve the minutes of 2/25/2025 Telling seconded the motion. Lingle - Yes. Telling - Yes

Discussion:

1. Oxbow update

- Rotti and Sons permit approved, upgraded to commercial tank 2500-gallon capacity
- Housatonic Water testing taking over the public water supply testing and reporting.
- Building alterations have been cosmetic to date.
- Submitted basic plan and site plan
- Electric heating approved, permitted, installed and inspected by FRCOG
- Less urgency for National Grid work because of installed heating, permanent solution later this year.
- Pursuing property conversion to SRO R3 zoning and use category, hired Massachusetts Licensed engineer and architect to do code reviewed plan for change of use/ will submit prior to March 31st. There is little to be changed on the plan, just minor modifications.
- Randy wants to see the units and will touch base with the electric inspector at FRCOG.
- Lingle said Randy will go inspect the units and let the BOH know if they need to convene an emergency meeting.
- Mass life and Fire is repairing the ancillary system in the basement. There is a unit outside each building, a lighted and audible module.
- Kim Blakeslee got caught up on the sequence of events at The Oxbow. As Select Board member she received a copy of the letter Hawkins sent to DeCere denying his permit application and informing him to cease the nontransient use.
- Kim continued to try to gain understanding of how someone in the business and obviously intelligent would allow people to be moved into a building that was not compliant with many different safety regulations.
- R3 will not require much. He will work on giving access to community kitchen, though it is not required, will be installing kitchen in Main space, the front office, no required by law. Units do have
- DeCere offered to cover the town under his liability insurance, Kim will ask the SB Chair and Town Counsel about that. She told that the Select Board had voted to send their copy

of the denial letter to Greenfield Housing Authority (Franklin County Housing Authority) Travis said he had been working with Greenfield Housing Authority. Randy Crochier spoke with Greenfield Housing Authority about the oversight in placing people in a living situation that did not meet housing code.

- The board will revisit Oxbow at next month's meeting and see what Jim Hawkins said.

2. Animals at 176 Main Street

The public health issue is the cluttered porch and yard, there are also 3 wells within 100 feet of the barn. There was an inspection with the Animal Control Officer. J. Ward and Crochier went back and were not allowed in. Lingle had gone 3 times and knocked with no answer. He spoke on the phone with the owner. The goats will be moved to the Mountain Road location on Saturday. The owner needs to let the inspectors in so they can see the animals. Last year there was an issue with animal welfare. At some point Rob will need to get a warrant. Lingle plans to inspect on April 9th at noon.

Recurring Topics:

1. Health Agent Report

- Currently the other health agents are off.
- Food vendors will be coming up as well as recreational camps for kids.
- There is an issue at Woodland Park, a major leak and too much water drawn, exceeding the daily amount. The owner of Woodland needs to come into compliance with DEP.
- The Charlemont Inn is still an active water supply, in a few months it may be put into rest.
- The State Park's water supply requirements are steeper because of the volume drawn.
- Septic tasks will increase for the health, Title V's, perc tests, septic systems. Country Aire get a title V every 5 years.
- Berkshire East will put flow meters in. The permit was issued today. The intent is that the large (presently 5500 gal/per day) system will become a Charlemont asset. As such, it is not the same facility as the other Berkshire East system and will remain in the jurisdiction of the local BOH.

Telling motioned to close the meeting at 7:44 PM. Lingle seconded the motion. Telling-yes, Lingle-Yes

Next Scheduled meeting 4/22/2025

These minutes are not official until signed.

Documents Reviewed

- Agenda 3/25/2025
- Minutes 2/25/2025