

Charlemont Board of Health Minutes

February 24, 2026

Zoom

Present: Doug Telling, Scott Randall, Star Atkeson – secretary

Absent: Rob Lingle

Guests: Kurt Schellenberg, Madison Schofield, Hussein Hamdan, Jim Pedro

Appointment: 6:15 Jim Pedro, Hussein Hamdan - Charlemont Inn Condemnation order

- The Board met with the new owners of the condemned inn to discuss their plans for the property and next steps toward eventual reopening. The owners described a phased renovation approach, with the immediate goal of restoring the first floor for use as a restaurant, bar, and event space, while keeping the upper floors closed to the public until a later phase. They emphasized that no occupancy would occur until all required permits and a certificate of occupancy are obtained.
- The owners reported that substantial cleanup has already been completed, including removal of debris, old furnishings, and interior materials, and that the building is now largely cleared out and accessible for work. They are pursuing financing through local and federal programs and are coordinating with contractors, including specialists to assess the condition of the barn structure.
- The Board addressed the recent removal of condemnation placards. The owners acknowledged removing the signs without authorization and apologized. They explained that the signage created concerns related to insurance, financing, and the perception of the building as abandoned. Board members reiterated that removal without approval is not permitted but expressed willingness to work collaboratively moving forward.
- Discussion included potential safety measures, such as securing access to upper floors and maintaining fire safety precautions during the renovation process. A site walkthrough was discussed, and Board members indicated interest in visiting the property to better assess conditions and proposed plans.
- K. Schellenberg reported on a recent inspection, noting significant improvement in cleanliness since his previous visit, including removal of trash and increased visibility of structural elements. However, he stated that the underlying issues that led to the condemnation—such as deficiencies related to the roof, heating, and water systems—remain unresolved.

Doug Telling made a motion to allow the condemnation placards to be removed while maintaining the building's condemned status until required repairs are completed and approvals are obtained. Scott Randall seconded the motion. Doug Telling yes, Scott Randall- yes.

Action items:

1. Review/Approve Minutes of December 11, 2025, and January 27, 2026

Scott Randall made a motion to approve the December Minutes as written; Doug Telling seconded the motion. Doug Telling – yes, Scott Randall- yes

Discussion:

1. Annual Town Report

D.Telling will send what he usually does to S.Randall. It gets attached to R.Crochier's report. It's due the 3rd week in March.

Recurring Topics:

1. Health Agent Report

- M. O'Reilly has been on battery energy storage systems, there is a comment period window, interested boards and can express their questions to the DOER. There'll be a presentation tomorrow at 6:00 and Friday day. FRCOG is working with Eversource and SelectBoard to give recommendations on the process. It came to Conway under the guise of a pole hearing.
- There is a new Massachusetts Department of Public Health reporting tool, "Report My Meal," which allows residents to report suspected foodborne illness and helps identify potential outbreaks. He also noted the upcoming Massachusetts Association of Health Boards annual training on March 14.
- M. O'Reilly has been working with new staff member JJ Prusak on regional tobacco compliance inspections, including identifying prohibited products and educating retailers. He noted increasing concerns about emerging products such as high-dose nicotine pouches and kratom-derived substances. He also reported ongoing efforts to streamline septic system plan reviews and to expand staff capacity for Title V inspections.
- It was noted that 119 and 122 Main Street will be placed on the next meeting agenda for further updates.

**The meeting concluded with a motion to adjourn by Scott Randall, seconded by Doug Telling, at 6:48.
S.Randall - Yes, D.Telling - Yes**

These minutes are not official until signed.

Documents Reviewed

- Agenda 2/ 24/ 2026
- Minutes 12/11/2025